
V. ENVIRONMENTAL IMPACT ANALYSIS
K. PUBLIC SERVICES
1. POLICE PROTECTION

1. ENVIRONMENTAL SETTING

The analysis of police protection impacts presented herein is based on information provided by the City of Long Beach Police Department (LBPD), and the Los Angeles County Sheriff's Department (Sheriff's Department). This section describes existing law enforcement services provided by the LBPD and the Sheriff's Department, and includes applicable goals, policies, and regulations governing these services.

a. Existing Conditions

(1) City of Long Beach

Police protection services for the City of Long Beach are provided by the LBPD. Currently, there are 968 sworn officers within the LBPD service area. In addition, the current officer to population ratio within this service area is approximately 2.0 officers per 1,000 residents and it is the goal of the LBPD to strengthen that ratio to 2.5 officers per 1,000 residents.³¹⁴ The bureaus, divisions, and facilities that the LBPD maintains include, but are not limited to, the following: four Division Stations (including the Main Headquarters where the South Division is based); several community substations; a Communications Center for emergency calls; a crime laboratory; a Community Relations Division; a Juvenile Division and Temporary Detention Center; an Internal Affairs Division; Police Athletic League (PAL) facilities; and the Long Beach City Jail.

The Patrol Bureau of the LBPD is divided into four Police Divisions (North, South, East, and West) that patrol approximately 54 square miles within the City of Long Beach.³¹⁵ The East Police Division Station, located at 4800 Los Coyotes Diagonal and shown in Figure 58 on page 598, serves the project site. This station serves an area generally bounded by the Long Beach City limits to the north and east, Cherry Avenue to

³¹⁴ This ratio is based on a population of 461,522 in the City of Long Beach, as provided by the LBPD.

³¹⁵ The Patrol Bureau also includes a Field Support Division, which oversees Special Weapons and Tactics (SWAT), the Air Support Unit, the K-9 Unit, Traffic Enforcement, the Harbor and Marine Patrol Units, and the Long Beach City College Campus Police Unit.

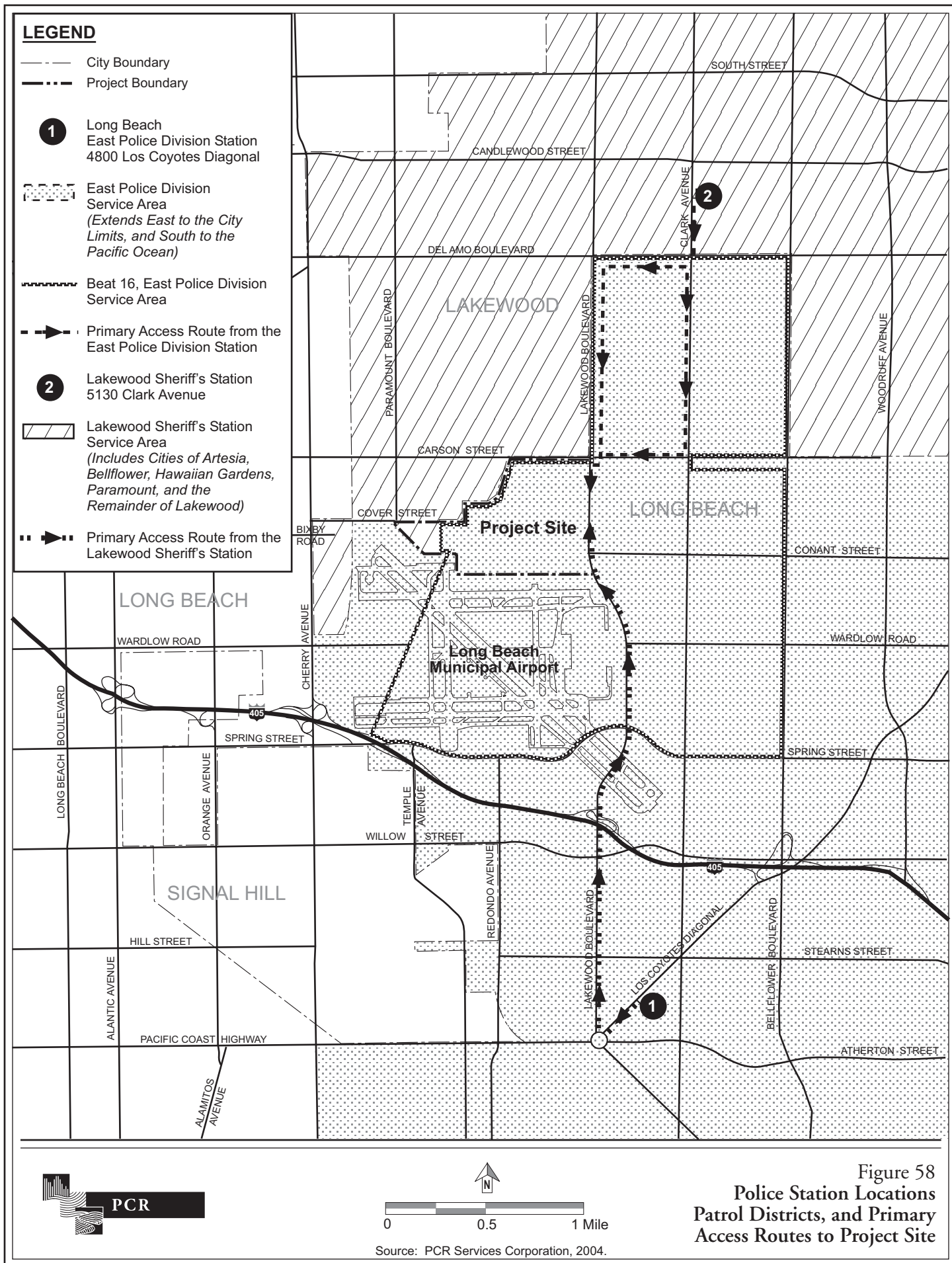


Figure 58
Police Station Locations
Patrol Districts, and Primary
Access Routes to Project Site

the west, and the Pacific Ocean to the south and is the largest division in the City. The service area of the East Police Division is divided and patrolled in 10 beats (Beats 9-18). The portion of the project site that is within the City of Long Beach is located in Beat 16, which is generally bounded by Long Beach City limits to the north, Spring Street to the south, the boundary of the project site and airport to the west, and Bellflower Boulevard to the east, as shown in Figure 58.

Currently, the East Police Division is staffed by 108 sworn officers and 4 non-sworn personnel, which include supervisors, sworn administrative staff, patrol beat officers, and community policing officers. The average response time in the East Police Division service area for emergency calls is based on the classification of the call. Average response times are currently 5.3 minutes for priority 1 calls (defined as when the life or property of a citizen is in imminent danger), 19.7 minutes for priority 2 calls (defined as the disturbance of the peace or the general well being of a person or property), and 30 minutes for priority 3 calls (defined as reports and parking problems). The LBPD goal for police response times for priority 1 calls is under five minutes. As shown in Figure 58, Lakewood Boulevard provides a direct route from the East Police Division Station to the project site.

Crimes are divided into two major categories, Part I and Part II. The Part I category consists of the most serious crimes including homicide, rape, robbery, assault, burglary, larceny, arson, and auto theft. The Part II category includes such events as malicious mischief, suicide attempts, accidental injuries, accidental deaths, missing persons, and other events.³¹⁶ In the year 2002, the East Police Division handled 57,260 calls for service within its boundaries.³¹⁷ In addition, there were 6,664 Part I crimes reported for the East Police Division in the year 2002.³¹⁸

The East Police Division Station is proposed for relocation and expansion when the new North Division Station, located on the corner of Atlantic Avenue and Del Amo Boulevard, is completed. While construction of the North Division Station is currently underway, a date for relocation and expansion of the East Police Division Station has not yet been determined.

³¹⁶ Long Beach Police Department, Long Beach Police Department Crime Stats, Long Beach Police Department website, www.longbeachpd.org/crime_statistics/lbpd_crime.htm.

³¹⁷ Calls for service do not reflect actual crimes. In addition, this number does not include officer-initiated activities.

³¹⁸ Major crimes include violent crimes and property crimes. Cases reported by the LBPD in 2002 include: 15 murders, 40 sex crimes, 322 robberies, 367 assaults, 1,152 burglaries, 1,087 auto thefts, 3,644 thefts, and 37 arsons.

The LBPd is part of the Los Angeles County Law Enforcement Mutual Aid Organization, which is overseen by the Sheriff's Department. In the event that mutual aid is required, the Emergency Operations Bureau of the Sheriff's Department is notified, and in turn, notification of other cities in predetermined response groups occurs. The California State University Police, Long Beach Community College Police, Veteran's Hospital Police, and the United States Coast Guard are also available for mutual aid, if needed.

(2) City of Lakewood

Law enforcement in the City of Lakewood is provided by contractual agreement with the Sheriff's Department.³¹⁹ The Sheriff's Department provides law enforcement services to approximately 2.7 million residents within the 4,083 square miles of the County of Los Angeles. There are 23 stations operated by the Sheriff's Department, which employ approximately 9,000 sworn personnel and 5,850 other professional staff.

The portion of the project that lies within the City of Lakewood is served by the Lakewood Station, located at 5130 Clark Avenue, as shown in Figure 58. In addition to the City of Lakewood, the cities of Paramount, Bellflower, Artesia, and Hawaiian Gardens also contract with the County and utilize the Lakewood Sheriff's Station for law enforcement services. As such, the Lakewood Station provides general and specialized community-oriented law enforcement services to over approximately 242,500 residents in these five contract cities. The Sheriff's Department is currently seeking funding to provide the Lakewood Station with additional office space, public facilities, parking and other needs.³²⁰

The Lakewood Station is staffed with 229 sworn personnel and 62 non-sworn personnel. The current officer to service population ratio is approximately 0.94 sworn officer per 1,000 residents. The most direct access route from the Lakewood Station to the project site is from Clark Avenue or Lakewood Boulevard south to Carson Street. Currently, the average response time for emergent calls in the Lakewood Station service area is approximately 3.2 minutes.³²¹ In the year 2002, the Sheriff's Department reported

³¹⁹ *The City of Lakewood is one of 41 cities that contract with the Sheriff's Department for law enforcement services in addition to the approximately one million persons served who reside within the unincorporated areas of Los Angeles County.*

³²⁰ *County of Los Angeles Sheriff's Department Headquarters, written communication, July 23, 2001 (verified via verbal communication with Lieutenant Mike Rothans, December 10, 2002 and April 28, 2003).*

³²¹ *The average response time for priority calls is approximately 7.5 minutes and the average response time for routine calls is approximately 30 minutes.*

306 Part I crimes in the Reporting District 1323, which is the reporting district in which the project site is located.³²²

The Sheriff's Department has reciprocal Mutual Aid Agreements with other law enforcement agencies, including the LBPd. In the event that mutual aid is required to respond to an emergency, LBPd or other law enforcement agencies that have entered into this Agreement would respond.

b. Regulatory Framework

(1) State of California

All law enforcement agencies within the State of California are organized and operate in accordance with the applicable provisions of the California Penal Code, which sets forth the authority, rules of conduct, and training for peace officers. Under State law, all sworn municipal and county police officers are state peace officers.

(2) City of Long Beach General Plan

The Long Beach Public Safety Element, part of the City's General Plan, was adopted in 1975. This element contains several goals regarding public safety. The following goals are generally applicable to the PacifiCenter project:

- To promote cooperation of the private sector in upgrading safety precautions;
- To encourage development that would augment efforts of other safety-related Departments of the City (i.e., design for adequate access for firefighting equipment and police surveillance); and
- To provide the maximum feasible level of public safety protection services.³²³

The Public Safety Element also contains recommendations for enhancing public safety. The following recommendations are generally applicable to the proposed project:

³²² As previously discussed, Part I crimes are defined as consisting of the most serious crimes including violent crimes and property crimes. Cases reported by the Sheriff's Department in the year 2002 include: 2 forcible rapes, 15 robberies, 22 aggravated assaults, 46 burglaries, 168 larceny thefts (excluding autos), 52 vehicle thefts, and 1 arson.

³²³ Public Safety Element, City of Long Beach General Plan Program, pages 14-16.

- To enhance surveillance for public access areas to parks and other urban uses;
- To improve street lighting and pedestrian path illumination; and
- To avoid the use of landscaping that would hinder visibility.³²⁴

(3) City of Lakewood Comprehensive General Plan

The Safety Element of the City of Lakewood Comprehensive General Plan contains several goals and policies to protect the community from any unreasonable risks. Such goals and policies include the following:

- Require that each new development be built incorporating the criteria of safety into the design; and
- Provide adequate police protection for all residents and businesses in Lakewood.³²⁵

2. ENVIRONMENTAL IMPACTS

a. Methodology

Potential project impacts on police protection services were evaluated based on the adequacy of existing and planned staffing, equipment, and facilities to meet the additional demand for police protection services resulting from development of the proposed project. The following factors were taken into consideration in performing the impact analysis: effects of the proposed project on response times, calls for service, and levels of service; officer-to-population ratios and the need for new officers, associated equipment, and facility space; and potential internal security measures provided as a part of the proposed project.

³²⁴ *Public Safety Element, City of Long Beach General Plan Program, page 86.*

³²⁵ *Safety Element, City of Lakewood Comprehensive General Plan, pages 7-7 and 7-8.*

b. Thresholds of Significance

For the purposes of this analysis, impacts to police protection services will be considered significant if:

- The proposed project substantially reduces the existing level of police protection services within the area surrounding the project site;
- The proposed project results in a substantial increase in emergency response times within the area surrounding the project site;
- The project will result in inadequate emergency access; or
- The project will result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, or the need for new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police services.

c. Project Features

The proposed project will provide for numerous on-site security features. Such features will include:

- Lighting of parking structures, elevators and lobbies to reduce areas of concealment;
- Lighting of building entries and pedestrian walkways to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry into buildings;
- Building addresses that are visible from the street and roof to facilitate emergency response;
- Provision that ATMs (cash machines) and public phones are located in visible areas and away from bus stops;
- Provision of lighting, fencing and landscaping within commercial areas in a manner that maximizes visibility and minimizes opportunities for hiding;

- Public spaces that are designed to be easily patrolled and accessed by public safety personnel; and
- Design of entrances to, and exits from buildings, open spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites.

d. Analysis of Project Impacts

City of Long Beach

Assuming the maximum of 2,500 new residential units are constructed on-site, the proposed project will generate a net increase of up to approximately 4,784 residents. In addition, under the most intensive employment scenario, up to approximately 12,598 net new daytime employees will be generated in the City of Long Beach at project buildout, as described in Section V.J, Employment, Housing and Population, of this EIR.³²⁶ This increase in residents and employees on-site will result in an increase in calls for police services within the East Police Division service area. The LBPD has indicated that such calls for service will involve both emergency and non-emergency calls, and will primarily consist of property crimes. Such calls will increase the demand for programs associated with crime prevention, safety education, and awareness. The proposed project will include security features, which are also included as mitigation measures, that will minimize the potential for crime on-site and the associated demand for additional police protection services.

As indicated above, the proposed project will generate up to approximately 4,784 residents in the City of Long Beach at project buildout. In order to meet the current officer to population service ratio of 2.0 officers per 1,000 residents and work toward the goal of providing 2.5 officers per 1,000 residents, the LBPD has indicated that nine new officers, including two motorcycle officers and one sergeant, will be required. Additional outlays will also be needed for equipment to support these officers, including police cars, motorcycles, and bicycles, as well as for annual maintenance of this equipment.³²⁷ As

³²⁶ *This maximum employment land use mix is not considered the expected development scenario, but is presented herein to provide a conservative worst case analysis. This most intensive employment scenario, as described in Section V.J., Employment, Population and Housing, assumes 3.15 million square feet of office use and 150,000 square feet of retail use in the Commercial land use category. Furthermore, if all project-generated employment (13,442 net employees based on a conservative assumption that nearly all commercial uses would be office uses) were to occur within the City of Long Beach portion of the site, it would not change the analysis or conclusions presented herein.*

³²⁷ *The officer and equipment estimates are based on the expected population of the PacifiCenter project as well as discussions with the LBPD.*

indicated by the fiscal impact report prepared for this project, annually recurring project-generated General Fund revenue will be sufficient to fund the LBPDP expenditures associated with staffing and equipment for project induced demand.^{328, 329} However, even in instances where a project is expected to generate a significant annual General Fund surplus over forecasted expenditures such as is the case with the proposed project, that revenue stream may not be pre-allocated to a specific purpose. As such, if the project-generated revenue were allocated to other needed municipal purposes other than to the provision of additional police officers, a potentially significant impact associated with the decrease in the LBPDP's protective capacity could occur.

While the increase in the demand for police protection services in the City of Long Beach will require additional outlays for officers and equipment, the demand generated will not require new or physically altered police facilities. Therefore, no significant impacts associated with the construction of such facilities will occur.

The primary access route from the East Police Division Station to the project site is north on Lakewood Boulevard, as shown in Figure 58. The street improvements planned as part of the proposed PacifiCenter project could temporarily affect traffic flows on Lakewood Boulevard and in the area surrounding the project site, which will temporarily disrupt emergency access within the surrounding area. However, temporary traffic controls will be incorporated in accordance with City of Long Beach Public Works Department requirements. Therefore, the potential for short-term impacts to emergency access within the area surrounding the project site will be less than significant. Subsequent to implementation of the project, emergency access will be provided to all on-site areas and structures within the project site. In addition, with implementation of the proposed traffic mitigation measures, traffic conditions at many of the intersections in the surrounding area will be improved when compared with future no project traffic conditions. As such, the PacifiCenter project will not substantially affect the circulation pattern and emergency response times of the East Police Division and impacts will be less than significant.

The PacifiCenter project will be consistent with the goals of the City of Long Beach Safety Element as the project will include the implementation of public safety features throughout the site and adequate emergency access will be provided. In addition, the

³²⁸ Robert Charles Lesser & Company, "Fiscal Impact Report: PacifiCenter @ Long Beach." 2003.

³²⁹ This conclusion would be true even if all project-generated employment (13,442 net employees based on the conservative assumption that nearly all of the commercial uses are office uses) were to occur within the City of Long Beach portion of the site.

project will implement several recommendations set forth in the Public Safety Element as it will enhance surveillance throughout the site, improve street lighting and pedestrian path illumination, and prohibit the use of landscaping that will hinder visibility.

City of Lakewood

As described in Section V.J.1, Employment, of this EIR, under the most employment-intensive development scenario, the proposed project will generate a net increase of up to approximately 844 daytime employees in the City of Lakewood at project buildout. This increase in employees on-site may result in an increase in calls for police services within the Lakewood Station service area. However, as described above, the PacifiCenter project will include security features for all uses, which will minimize the potential for crime on-site and the demand for additional police protection services.

Although the portion of the project site located within the City of Lakewood will not generate residents, an increase in demand for services could result from the additional employees and vehicles in the area surrounding the project site. Project-generated municipal revenue could be used to offset some of the costs associated with the provision of additional capacity as determined appropriate by the City of Lakewood and the Sheriff's Department. However, the allocation of such revenue to a specific service cannot be guaranteed. Therefore, although implementation of the proposed project will not affect the existing officer to residential population ratio within the City of Lakewood, implementation of the project could result in potentially significant impacts associated with the demand for additional police protection services.

While the project will result in an increase in the demand for police protection services within the City of Lakewood, the demand generated will not require new or physically altered police facilities, the construction of which would cause significant environmental impacts. Therefore, no significant impacts associated with the provision of new facilities will occur.

The primary access route from the Lakewood Station to the project site will be either via south on Clark Avenue and west on Carson Street or west on Del Amo Boulevard and south on Lakewood Boulevard, as shown in Figure 58. The street improvements planned as part of the proposed PacifiCenter project could temporarily affect traffic flows in the surrounding area and along these access routes, which will temporarily disrupt emergency access within the area. However, temporary traffic controls will be incorporated in accordance with City of Lakewood Public Works Department requirements. Therefore, potential short-term impacts related to emergency access within the area surrounding the project site will be less than significant. As part of the project,

emergency access will be provided to all on-site areas and structures. In addition, with implementation of the proposed traffic mitigation measures, traffic conditions at the majority of the intersections in the surrounding area will be improved when compared with future no project traffic conditions. Therefore, the PacifiCenter project will not affect the circulation pattern and emergency response times of the Lakewood Station and impacts will be less than significant.

The PacifiCenter project will be consistent with the goals and policies of the City of Lakewood Safety Element as the design of the project will implement safety criteria. Safety measures will include the illumination of all pedestrian walkways and building entries and maintenance of appropriate light levels in parking structures.

3. CUMULATIVE IMPACTS

The geographic area for cumulative analysis of police protection services is defined as the service area of the LBPd, which is contiguous with the boundaries of the City of Long Beach, and the City of Lakewood portion of the service area for the Los Angeles County Sheriff's Department. A net increase of up to approximately 49,148 new residents and 26,398 new jobs is forecasted for the City of Long Beach by 2020.³³⁰ The City of Lakewood is forecasted to include a net increase of up to approximately 2,267 new residents and 2,743 new jobs by 2020.³³¹ These forecasts take into account planned or reasonably foreseeable development (such as the related projects) within each jurisdiction. The projected growth will result in a demand for additional police protection services. Similar to the proposed project, any future projects likely include specific features designed to reduce impacts on police protection services. In addition, future projects will be evaluated on an individual basis to determine appropriate measures that address additional demand. The need for additional police protection associated with cumulative growth may be addressed through each City's annual budgeting process and capital improvement programs, should the City of Long Beach or City of Lakewood determine that service improvements are necessary. However, as described above, the allocation of project-generated revenue to a specific service cannot be guaranteed. Therefore, the combined cumulative impact associated with the project's incremental effect and the effects of other projects in the area could be significant.

³³⁰ SCAG 2001 Regional Transportation Plan Growth Forecasts, City Projections (refer to section V.J.1, Employment, and V.J.3, Population, of this EIR).

³³¹ *Ibid.*

4. MITIGATION MEASURES

Based on the above analysis, the project could result in potentially significant impacts on police protection services. Project-generated municipal General Fund revenues are forecast to yield an annual fiscal surplus at full project buildout that will be more than sufficient to support any project-related demand for additional officers or related resources.³³² However, it cannot be guaranteed that project-generated tax increment revenue will be allocated to this specific resource. Therefore, the following mitigation measures, which are also included as Project Features, will be implemented to reduce impacts associated with an increased demand for police protection services:

V.K.1-1: The Applicant shall provide the Long Beach Police Department or Los Angeles County Sheriff's Department with a diagram that will include access routes, home addresses, building unit numbers, and other information to facilitate police response.

Monitoring Phase: Post-Construction

Enforcement Agency: City of Long Beach Department of Planning and Building or City of Lakewood Department of Community Development

Monitoring Agency: City of Long Beach Police Department or Los Angeles County Sheriff's Department

Action Indicating Compliance: Receipt of diagram by the Long Beach Police Department or the Sheriff's Department

V.K.1-2: The Applicant shall incorporate Crime Prevention through Environmental Design (CPTED) principles and other crime prevention features into the project that will include the following:

- Lighting of parking structures, elevators and lobbies to reduce areas of concealment;
- Lighting of building entries and pedestrian walkways to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry into buildings;

³³² *In the intervening years, there may be a temporary impact to police services until such time that sufficient revenues are generated*

- Building addresses that are visible from the street and roof to facilitate emergency response;
- Provision that ATMs (cash machines) and public phones are located in visible areas and away from bus stops;
- Provision that lighting, fencing and landscaping within commercial areas are placed in a manner that maximizes visibility and minimizes opportunities for hiding;
- Public spaces that are designed to be easily patrolled and accessed by public safety personnel; and
- Design entrances to, and exits from buildings, open spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites.

Monitoring Phase: Post-Construction

Enforcement Agency: City of Long Beach Department of Planning and Building or City of Community Development

Monitoring Agency: City of Long Beach Police Department or City of Los Angeles County Sheriff's Department

Action Indicating Compliance: Issuance of Certificate of Occupancy from the City of Long Beach or the City of Lakewood

5. SIGNIFICANCE AFTER MITIGATION

As discussed above, it cannot be guaranteed that project-generated General Fund revenue is allocated to a specific service sector. Therefore, the project could result in a potentially significant and unavoidable impact to police protection services in the Cities of Long Beach and Lakewood. In addition, the project could contribute to a cumulatively significant and unavoidable impact to police protection services in the area surrounding the project site.

V. ENVIRONMENTAL IMPACT ANALYSIS
K. PUBLIC SERVICES
2. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

1. ENVIRONMENTAL SETTING

The analysis of fire protection and emergency medical services in this section is based on written correspondence from and meetings conducted with staff of the City of Long Beach Fire Department and the Los Angeles County Fire Department. The analysis of fire flows included in this section is based on the Water Master Plan Study prepared by Kimley-Horn and Associates, which is provided in Appendix R of this document.

a. Existing Conditions

Historically, Boeing provided fire services within the PacifiCenter site. Today, fire protection and emergency medical services are provided by the City of Long Beach Fire Department (LBFD) for the Long Beach portion of the project site and by the Los Angeles County Fire Department (LACFD) for the Lakewood portion of the site. The following discussion provides an overview of the services and service areas of the LBFD and the LACFD.

(1) City of Long Beach

The LBFD provides comprehensive emergency services including fire, rescue, emergency medical (paramedic) services, and marine (lifeguard) services for the City of Long Beach. The geographical service area of the LBFD is comprised of approximately 74.3 square miles (52.3, and 22.0 square miles in the City of Long Beach and waterways, respectively) of residential, commercial, and industrial uses.³³³

The LBFD is comprised of four Bureaus, consisting of the Administration, Operations, Fire Prevention, and Support Services. The Operations Bureau includes the Emergency Medical Services (EMS) Division, which is responsible for the primary and continuing education of all fire fighters as it relates to the delivery of medical services. The

³³³ *City of Long Beach Fire Department, written communication, July 6, 2001; information verified by Alan Patalano, Deputy Chief, Operations, City of Long Beach, May 8, 2003.*

LBFD is organized into three battalions, 23 fire stations, and five Marine Safety Stations that house 22 pumpers, four trucks, eight paramedic rescues, one foam apparatus, and other various specialty response vehicles (e.g., airport fire fighting and rescue vehicles, harbor fireboats, and technical rescue vehicles). The LBFD has an on-duty staff of 134 firefighters within a 24-hour period. The LBFD maintains a staff of approximately 450 fire personnel. With a service population of 471,452 residents, the fire personnel to population ratio is 1 to 1,048.³³⁴

As indicated above, the LBFD currently provides first response to the portion of the project site located within the City of Long Beach. Primary LBFD medical and fire response is provided by Station 19, located at 3559 Clark Avenue. This station is the primary responder to aviation-related incidents. Secondary LBFD medical and fire response is provided by Station 17, located at 2241 Argonne Avenue. The location of these two stations is identified in Figure 59 on page 612. A brief description of the stations is provided in Table 54 on page 613.

The primary access routes from the two fire stations that serve the site within the City of Long Beach are as follows:

- Station 19: North on Clark Avenue to Conant Street then west to the project site
- Station 17: West on Stearns Street to Lakewood Boulevard, then north to the project site

In the year 2002, Stations 17, 19, and 23 (which is no longer operated by the City of Long Beach) responded to a combined 9,110 calls.³³⁵ Approximately 18 percent of these calls were for fires, 72 percent were medical-related and the remaining 10 percent were associated with other emergency responses, such as hazmat responses.

The LBFD has its own 911 dispatch center overseen by the Communications Division and staffed by EMSD certified dispatchers. The LBFD dispatches its units based on a tiered system depending on the nature of the emergency call. For instance, if a medical call appears life threatening, the closest engine and paramedic rescue would be

³³⁴ *The residential service population includes the Cities of Long Beach and Signal Hill; Rick DuRee, Fire Marshall, Bureau of Fire Prevention, City of Long Beach Fire Department, personal communication, July 7, 2001; information verified by Alan Patalano, Deputy Chief, Operations, City of Long Beach, May 8, 2003.*

³³⁵ *Alan Patalano, Deputy Chief, Operations, City of Long Beach, Written Communication, April 29, 2003, updated January 6, 2004.*

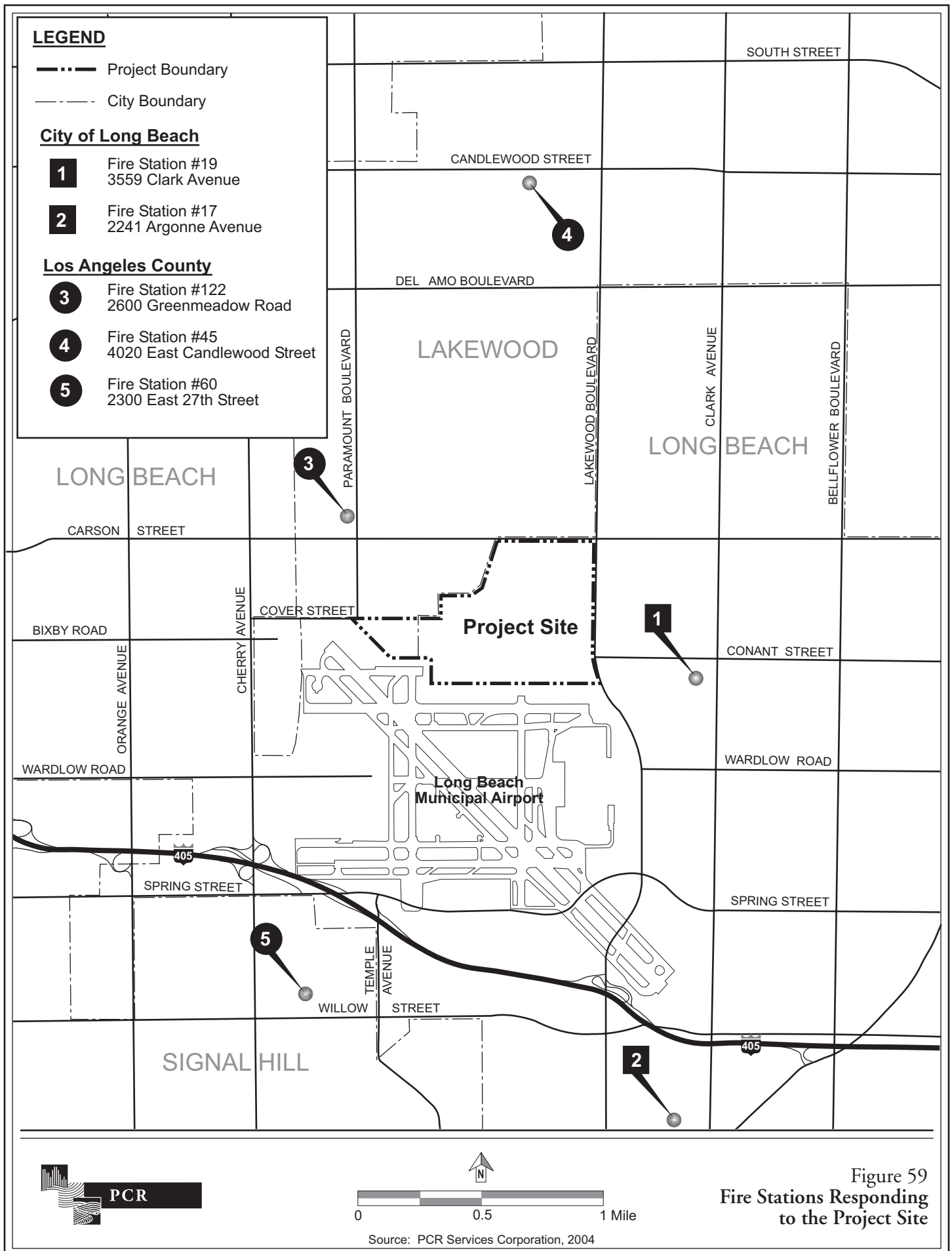


Table 54

**FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE RESOURCES
IN THE PROJECT VICINITY**

Station Number	Location	Approximate Distance from Site (miles)	Equipment (Staff)
Long Beach Fire Department			
17	2241 Argonne Avenue	1.8	1 paramedic engine with 4 firefighters 1 truck (ladder) co. with 5 firefighters
19	3559 Clark Avenue	0.5	1 engine with 4 firefighters 1 paramedic rescue with 2 firefighters/paramedics
Los Angeles County Fire Department			
45	4020 Candlewood Street	2.3	1 engine with 3 firefighters 1 truck with 4 firefighters 1 squad with 2 persons
122	2600 Greenmeadow Road	0.8	1 engine with 3 firefighters
60	2300 East 27th Street	2.0	1 paramedic engine with 4 firefighters, including 2 firefighter paramedics

Source: Long Beach Fire Department and County of Los Angeles Fire Department, 2001; information verified by Alan Patalano, Deputy Chief, Operations, City of Long Beach, May 8, 2003; information updated by Los Angeles Fire Department in a letter dated November 5, 2003.

dispatched. If the call were non-critical, an engine and private ambulance would respond, thereby leaving the paramedic available for more critical calls. Personnel determine the severity of the emergency upon arrival at the scene. If personnel determine that a call is not critical, it is downgraded and an ambulance is requested, thereby freeing up the paramedic unit for other critical calls. As a result, this tiered system allows for the existing resources of the LBFD to adequately serve the current demand for emergency services. According to LBFD the following are the standards used to evaluate response:

- first engine within four minutes (dispatch to on-scene),
- first rescue within eight minutes (dispatch to on-scene),
- first alarm assignment within eight minutes (dispatch to on-scene),
- All are 90 percent of the time.

A standard first alarm response team consists of three engines, one truck, one paramedic rescue, and one battalion chief and a first alarm for a target hazard (high rise, commercial, etc.) is four engines, two trucks, two paramedic rescues, and a battalion chief.

The LBFD has an Automatic Aid Agreement with Los Angeles and Orange Counties, which provides a larger resource base available for response to emergency calls. The LBFD is also a part of the State OES Mutual Aid System.

The Insurance Services Office (ISO) conducts a municipal survey and ranks cities as to their degree of fire safety. Cities are evaluated in terms of deficiency points and are then assigned a class ranking between 1 and 10, with 1 being the highest rating. The LBFD has received a rating of Class 1.

The LBFD does not currently have any plans to expand fire and emergency medical services within the City of Long Beach.

(a) Fire Flows

In addition to facility equipment, personnel and response distance, fire flow is an important factor in fire suppression activities. Fire flow is defined as the quantity of water available for fire protection in a given area and is normally measured in gallons per minute (gpm). In order to determine the adequacy of existing fire flows to the PacificCenter site, results of a computer model hydraulic analysis were obtained from the City of Long Beach Water Department (LBWD). In addition, field fire flow tests were performed at two fire hydrants on Carson Street near Lakewood Boulevard to supplement this information. Based on the results of these fire flow tests, the existing water system was found to be adequate to provide the project site with the required fire flows at the required pressures.

(2) City of Lakewood

The City of Lakewood is part of the Consolidated Fire Protection District of Los Angeles County (District) and is, therefore, served by the LACFD. The LACFD's service area incorporates approximately 2,298 square miles and serves more than 3.8 million residents in the unincorporated areas of Los Angeles County and 58 cities.³³⁶ The LACFD

³³⁶ Los Angeles County Fire Department website, www.lacofd.org/faq.htm, 2001 Statistical Summary, accessed September 16, 2003. In addition, Signal Hill, which comprises 2.2 square miles, recently elected to receive its service from the LACFD.

provides services via 157 fire stations located throughout 20 geographical battalions.³³⁷ The District, funded through tax revenue allocations, provides fire protection, paramedic rescue services, and other related services from fire stations strategically located within and around the geographical area of cooperating cities.

The LACFD assumes first response authority for the portion of the project site within the City of Lakewood.³³⁸ Fire Station 122, located at 2600 Greenmeadow Road in the City of Lakewood, is the closest LACFD station to the project site within the LACFD jurisdiction and provides primary response, when the LACFD responds to an emergency on the site. Station 122 is one of the smaller stations within the LACFD and is staffed by three firefighters during each of the three shifts. This station also responds to brush fires within areas of the County during the fire season, thus leaving fewer resources available for urban fires. Fire Station 45, located at 4020 East Candlewood Street, also provides fire protection services to the project site. Station 45 is staffed by nine firefighters in each of the three shifts. Fire station 60, located at 2300 East 27th Street in Signal Hill, was placed in service in November 2003. Station 60 houses a paramedic engine, which is a fire engine company with full paramedic capabilities, and is staffed by four firefighters, including two firefighter paramedics. Refer to Figure 59 and Table 54 on pages 612 and 613, respectively, for the locations of the LACFD stations and a breakdown of station equipment and staff.

The LACFD does not specify main access routes from Station 122 to the project site since routes vary depending on time of day and traffic conditions. Responding units use major arterials as much as possible to reach the site.

Additionally, in 2002, there were 403 emergency incidents in Station 122's jurisdictional (first-due) area. Of these calls, 15 were fire calls, 328 were emergency medical calls, 23 false alarms, and 37 were for miscellaneous other incidents.³³⁹ In 2002, the average response time for the first-arriving unit was 4 minutes and 14 seconds.³⁴⁰ This response time is within the national standard of five minutes.

As indicated above, the Insurance Services Office conducts a municipal survey and ranks cities as to their degree of fire safety. The rating is on a scale of 1 to 10, with the

³³⁷ *Ibid.*

³³⁸ *The Los Angeles County Fire Department will continue to provide first response authority to the City of Lakewood portion of the site, unless they specifically grant all first responder authority to LBFD.*

³³⁹ *Los Angeles County Fire Department, written communication, December 3, 2003.*

³⁴⁰ *Los Angeles County Fire Department, written communication, December 3, 2003.*

lower number being a better rating. Combining existing fire flows and response times, the City of Lakewood has an overall ISO rating of 2.

The LACFD does not currently have any plans to expand fire and emergency medical services in the City of Lakewood service area.

(a) Fire Flows

Data regarding fire flow tests were obtained from the City of Lakewood. Simultaneous dual hydrant flow tests were taken with a combined actual observed flow of 3,846 gpm and combined calculated flow at 20 pounds per square inch (psi) of 5,590 gpm. Based on this data, existing fire flows in the Lakewood portion of the site are adequate.

b. Regulatory Framework

(1) City of Long Beach

The City of Long Beach General Plan contains a Public Safety Element (1975), which outlines a series of public safety goals related to management, development, protection, and remedial action. The development goal that relates to the PacifiCenter project is to:

- Encourage development that would augment efforts of other safety-related Departments of the City (i.e., design for adequate access for firefighting equipment and police surveillance).

The LBFD maintains department wide protocol with regard to response times, which are as follows: for primary responding units response times are four to five minutes (90 percent of the time); and for secondary and tertiary responding units response times are five to eight minutes (90 percent of the time).

The City of Long Beach adopted the California Fire Code (CFC), with some amendments and modifications, as part of the City's Municipal Code.³⁴¹ Fire flow requirements in the CFC are based on building types and floor area and range from 1,500 to 8,000 gpm at 20 psi. The modifications include amendments to fire extinguisher and storage requirements. Generally, the intent of the CFC is to prescribe regulations

³⁴¹ *City of Long Beach Municipal Code, Chapter 18.48.*

consistent with nationally recognized good practice for the safeguarding of life and property from the hazards of fire and explosion.³⁴²

In accordance with the CFC, the LBFD requires the installation of sprinkler systems in many new buildings. For example, retail buildings in excess of 5,000 square feet and buildings greater than 55 feet in height are required to install sprinkler systems. Residential buildings four stories over a retail or parking concrete podium are also required to install sprinklers. In addition, on-site hydrants are required if any portion of a proposed structure exceeds the allowable distance from a public hydrant located in the right-of-way. Fire flow will be subject to the City of Long Beach Fire Department requirements based on type of building and use on a case by case basis.

(2) City of Lakewood

The City of Lakewood Comprehensive General Plan contains a Safety Section (Section 7.0), which addresses fire safety. This Section addresses the protection of the community from any unreasonable risks associated with urban fires. The Safety Section contains two policies relevant to the proposed project, as follows:

- To continue to upgrade water lines throughout the City to ensure that they provide adequate fire flows; and
- To continue to use the development review process to circulate proposed project plans to the fire department and other reviewing agencies for fire safety review, including building materials, access and circulation.

The City of Lakewood adopted the CFC requirements, which are addressed in Section 7451.4 of the City of Lakewood Municipal Code. Fire flows are required to maintain 20 psi residual pressure with flow rates determined by land use and project size. Fire flow will be subject to the Los Angeles County Fire Department requirements based on type of building and use on a case by case basis. In addition, on-site hydrants are required if any portion of a proposed structure exceeds the allowable distance from a public hydrant located in the right-of-way.

³⁴² *International Conference of Building Officials and Western Fire Chiefs Association, Uniform Fire Code, 1982 Edition, Section 1.102(a).*

The LACFD provides a number of requirements and development specifications as they relate to fire protection and emergency vehicle access.³⁴³ The LACFD requirements for access, fire flows and hydrants are addressed during a subdivision review. For example, the LACFD requires that all newly constructed buildings be accessible to LACFD apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. In addition, the LACFD also provides detailed requirements for cul-de-sac length and depth, turning radii, fire hydrant spacing, and limited access devices such as gates.

2. ENVIRONMENTAL IMPACTS

a. Methodology

Potential project impacts were evaluated based on the adequacy of existing and planned staffing, equipment, and facilities of both the LBFD and LACFD to meet the additional demand for fire protection and emergency medical services resulting from development of the proposed project.

The ability for the project to meet the required fire flows was evaluated and analyzed in the Water Master Plan Study prepared by Kimley-Horn and Associates, Inc., included as Appendix R of this EIR. The LBWD will provide water service to the entire site, including the portion of the site within the City of Lakewood. Output data on three hydrants in the City of Long Beach were obtained from the LBWD. For modeling purposes, the average daily peak flow was applied to create a worst-case scenario for applying a fire flow demand at any location and at any time within the proposed development timeline. To supplement the computer model hydraulic analysis, field fire flow tests were performed at two fire hydrants in the City of Long Beach.

The LBFD and LACFD evaluate service impacts of new developments by assessing the net addition to the building stock (new construction minus demolition), the types of uses proposed, the types of structures proposed, as well as the adequacy of response times. The effects of any revised circulation patterns within and around the project site on fire and emergency medical services were also considered.

³⁴³ *Written correspondence from the LACFD dated December 31, 2002 provided the regulatory requirements for the project. The LACFD will review the tentative tract map to verify compliance with such requirements.*

b. Thresholds of Significance

For the purposes of this analysis, impacts to fire protection and emergency medical services will be considered significant if:

- Fire flows are inadequate to meet new land use and building requirements;
- Response times are substantially increased from fire station(s) to the project site;
- The Insurance Service Organization lowers its rankings for the Cities of Long Beach or Lakewood;
- The Fire Departments determine that current fire protection services and facilities cannot adequately accommodate project demands;
- The project will impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- The project will result in inadequate emergency access; or
- The project will result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, or the need for new or physically altered facilities, the construction of which will cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.

c. Project Features

The proposed project will replace the existing aging water infrastructure on-site with a new system that follows the proposed roadways and provides connections to service individual sites within the PacifiCenter property. Existing lines will be abandoned during demolition and new water connections will be constructed. The proposed domestic water system will include 12-inch and 16-inch diameter water lines that will be connected to existing City of Long Beach water lines located at Carson Street and Lakewood Boulevard.

In addition, public fire hydrants will be installed in proposed public rights-of-way in compliance with LBFD and LACFD requirements at the time infrastructure improvements are implemented. Private fire hydrants may be required as future development occurs on

individual parcels based on site-specific design. These hydrants will be subject to the review and approval of LBFD and LACFD at the time each building permit application is submitted.

Each building constructed within the PacifiCenter site will be equipped with fire sprinkler and standpipe systems as required by local, State and National regulations, including those required by the City of Long Beach, County of Los Angeles, California State Fire Marshal, National Fire Protection Association (NFPA), Uniform/International Fire Code, and the Uniform/International Building Code in force at the time each building permit application is submitted. Fire sprinklers and standpipe systems will be connected directly to a separate fire line serving each development parcel within the PacifiCenter project site.

d. Analysis of Project Impacts

(1) City of Long Beach

The proposed project will increase the daytime (employment) and residential populations of the LBFD service area. An increase in floor area and population together with certain land uses and building types can result in an increase in calls for emergency fire and medical service. The project will comply with all LBFD and CFC requirements, including access requirements, the placement of fire hydrants on public and private property, and the use of sprinkler and standpipe systems. Project compliance with requirements set forth in the City of Long Beach Building and Safety Code, the CFC and current ISO Guidelines will provide fire protection of people and structures, as well as the provision of emergency medical services on-site. The LBFD will review the tentative tract map to ensure compliance with these requirements. However, additional fire protection equipment may be necessary to provide for the building heights and uses proposed as part of the project. In addition, the project will result in an increase in fire prevention inspection activity. Specifically, the LBFD has indicated that the proposed project will necessitate the addition of a truck company (i.e., a truck apparatus, personnel and associated equipment) to safely and effectively meet the adequate levels of service and response times. In addition, the project will result in a demand for an additional one-half full time equivalent (FTE) fire inspection staff person, and one FTE plan checker until completion of the project. As indicated by the fiscal impact report regarding this project, annually recurring project-generated General Fund revenue will be sufficient under any proposed development scenario to fund the LBFD expenditures associated with this

incremental demand for fire personnel and equipment generated by the project.^{344, 345} However, even in instances where a project is expected to generate a significant annual General Fund surplus over forecasted expenditures such as is the case with the proposed project, that revenue may not be pre-allocated to a specific purpose. As such, if the project-generated revenue were allocated to needed municipal purposes other than the provision for fire protection equipment and personnel, a potentially significant impact could occur.

While the increase in the demand for fire protection services in the City of Long Beach will require additional outlays for equipment and one-half FTE fire inspection staff person, and one FTE plan checker until completion of the project, the demand generated will not require new or physically altered facilities. Therefore, no significant impacts associated with the construction of such facilities will occur.

Based on the domestic water system model developed for the project site within the City of Long Beach, it was determined that the system can deliver the required 5,000 gpm to all of the on-site areas. As such, water system capacity within the City of Long Beach will be adequate to handle fire flow requirements for the PacifiCenter project. The project will include a new water system throughout the project site. Infrastructure will be sized to accommodate the required fire flows. No improvements to the existing water system will be required, and no significant impacts related to fire flow will occur.

With implementation of the project features that address compliance with fire flow requirements of current ISO guidelines, the PacifiCenter project will not affect the City of Long Beach Class 1 ISO fire rating. Therefore, impacts relating to the ISO rating will be less than significant.

The street improvements planned as part of the proposed project could temporarily affect traffic flows in the area and, therefore, temporarily disrupt emergency access around and within the project site. However, with incorporation of temporary traffic controls in accordance with the City of Long Beach Public Works Department, the project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and potential short-term impacts associated with emergency access within the project area will be less than significant. In addition, as

³⁴⁴ Robert Charles Lesser & Company, "Fiscal Impact Report: PacifiCenter @ Long Beach," September 2003.

³⁴⁵ This conclusion would be true even if all project-generated employment (13,442 net employees) were to occur within the City of Long Beach portion of the site.

described in Section V.L, Transportation/Circulation and Parking, of this EIR, the proposed project will include a series of circulation improvements within the project site and along the local street network that will facilitate on-site access, promote efficient circulation throughout the immediate project area, and improve overall access to the project site. These improvements will increase access to and circulation within the project site. Furthermore, these improvements will be phased, so that not all of the traffic impacts associated with each of the improvements will occur simultaneously. As such, no significant impact to response times or emergency access will occur as a result of project implementation.

The PacifiCenter project will comply with the City of Long Beach Public Safety Element development goal to augment efforts of other safety-related Departments of the City as the project will be designed to provide adequate access for firefighting equipment and police surveillance. (Refer to Section V.K.1, Police Protection for additional discussion.) Furthermore, the PacifiCenter project will also comply with the requirements imposed by the LBFD as part of the application review process prior to the issuance of building permits.

(2) City of Lakewood

The LACFD will continue to provide first response authority to the City of Lakewood for the portions of the site located in Lakewood. The proposed project will increase the daytime (employment) and will indirectly increase the residential populations of the LACFD service area. As indicated above, an increase in floor area and population can result in an increase in calls for emergency fire and medical service. However, the project, which is consistent with the General Plan land use designation and zoning on the property, will comply with all LACFD and CFC requirements, including access requirements, the placement of fire hydrants on public and private property, and the use of sprinkler and standpipe systems. Project compliance with requirements set forth in the City of Lakewood Building and Safety Code, the CFC and current ISO Guidelines will ensure adequate fire protection of people and structures, as well as the provision of emergency medical services on-site. The LACFD will review any tentative parcel map for the property to ensure compliance with these requirements. In addition, the LACFD has indicated that the proposed development within the boundary of the City of Lakewood will not have an adverse effect on service levels. In addition, the project will not require the provision of new or physically altered fire protection facilities, the construction of which will cause

significant environmental impacts. Therefore, no significant impact associated with the provision of such facilities will occur.

Regarding fire flow, the Water Master Plan Study indicates that fire flows to the portion of the site within the City of Lakewood will meet the project requirements. As indicated above, the project will include the installation of a new 16-inch water line that will serve the portion of the project site located in the City of Lakewood. With the 16-inch diameter water line, the fire flow requirement of 5,000 gpm will be met on the Lakewood portion of the project site. Therefore, with incorporation of the project features, potential impacts to fire flow will be less than significant.

With implementation of the project features, including compliance with fire flow requirements of current ISO guidelines, the PacifiCenter project will not affect the City of Lakewood Class 2 ISO fire rating. Therefore, impacts relating to the ISO rating will be less than significant.

Also, as discussed above, street improvements that are planned as part of the project will be appropriately phased and will incorporate temporary traffic control measures, thereby reducing the potential short-term impact to emergency access within the project area to a less than significant level. Furthermore, the circulation improvements within and around the project site will increase emergency access to and circulation within the project site. As such, the project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no significant impact to response times or emergency access will occur as a result of project implementation.

The PacifiCenter project will comply with the City of Lakewood Safety Section policies to continue to upgrade water lines to ensure adequate flows by incorporating new water lines within and adjacent to the 23 acres of the project site within the City of Lakewood. In addition, future development within the City of Lakewood will require that plans be reviewed by the LACFD and other reviewing agencies for fire safety review. The PacifiCenter project will comply with the requirements imposed by the City of Lakewood with regard to fire safety. Therefore, the project will comply with the City of Lakewood Safety Element.

3. CUMULATIVE IMPACTS

The geographic area for the cumulative analysis of fire protection and emergency medical services is defined as the service area of the LBFD, which is contiguous with the boundaries of the Cities of Long Beach and Signal Hill, and the City of Lakewood portion of the service area for the LACFD. A net increase of up to approximately 49,148 new residents and 26,398 new jobs is forecasted for the City of Long Beach by 2020.³⁴⁶ In addition, the City of Signal Hill is expected to grow to 10,207 residents and 15,783 employees by the year 2020.³⁴⁷ The City of Lakewood is forecasted to include a net increase of up to approximately 2,267 new residents and 2,743 new jobs by 2020.³⁴⁸ These forecasts take into account planned or reasonably foreseeable development (such as the related projects) within each jurisdiction. The projected growth will result in a demand for additional fire protection and emergency medical services. Similar to the proposed project, any future projects will likely include specific features designed to reduce impacts on fire protection and emergency medical services. In addition, future projects will be evaluated on an individual basis to determine appropriate mitigation measures that will address new demand. Furthermore, the need for additional fire protection and emergency medical services associated with cumulative growth may be addressed through each City's annual budgeting process and capital improvement programs, should the City of Long Beach or City of Lakewood determine that service improvements are necessary. However, as described above, the allocation of project-generated revenue to a specific service cannot be guaranteed. Therefore, the combined cumulative impact associated with the project's incremental effect and the effects of other projects could be significant with regard to the provision of services by the LBFD and LACFD.

Existing fire flow capacities and the presence of mainline piping networks within the project vicinity will permit future development in the surrounding area with generally no constraints related to available fire flow. As required by the LBFD and LACFD, pipe sizes will be upgraded as necessary, depending on the proposed building types and sizes associated with future projects. Therefore, the cumulative impact associated with the project's incremental effect and the effects of other projects on fire flows will be less than significant.

³⁴⁶ SCAG 2001 RTP Growth Forecasts, City Projections

³⁴⁷ *Ibid.*

³⁴⁸ *Ibid.*

4. MITIGATION MEASURES

Based on the above analysis, the project will result in the potential demand for new fire protection equipment and a demand for one truck company and associated equipment and staffing, a one-half FTE fire inspector and one FTE plan checker in the City of Long Beach. As discussed above, project-generated municipal General Fund revenues are forecast to yield an annual fiscal surplus at full buildout that will be more than sufficient to support any project-related demand for fire personnel or equipment.³⁴⁹ However, it cannot be guaranteed that project-generated tax increment will be allocated to this specific resource. Therefore, the following mitigation measure will be implemented to lessen impacts associated with an increased demand for fire protection services:

V.K.2-1: The proposed project shall incorporate all emergency access provisions required by the respective City of Long Beach and County of Los Angeles Fire Departments, including fire lanes, vertical clearance requirements, and Fire Department review, as appropriate. Specifically, review and approval by the respective Fire Departments' Fire Prevention Office shall be required prior to building permit issuance. In addition, fire flow requirements shall be determined by the Fire Department based on building type and building use and fire inspection fees shall be paid as each building within the project site is developed.

Monitoring Phase: Construction

Enforcement Agency: City of Long Beach Department of Planning and Building or City of Lakewood Department of Community Development

Monitoring Agency: City of Long Beach Fire Department or Los Angeles County Fire Department

Action Indicating Compliance: Building Permit Signoff

5. SIGNIFICANCE AFTER MITIGATION

As discussed above, project-generated municipal General Fund revenue cannot be guaranteed to be allocated to a specific service sector. Therefore, even with implementation of the mitigation measures above, the project could result in a potentially

³⁴⁹ *In the intervening years, there may be a temporary impact to fire protection services until such time that sufficient revenues are generated.*

significant impact associated with the potential demand for fire protection equipment and a demand for fire inspection personnel in the City of Long Beach. With the incorporation of project features and the mitigation measure above, impacts associated with development of the proposed project in the City of Lakewood will be less than significant.

V. ENVIRONMENTAL IMPACT ANALYSIS
K. PUBLIC SERVICES
3. SCHOOLS

This Section is based on data and analyses provided by Jeanette C. Justus Associates, September 2003.

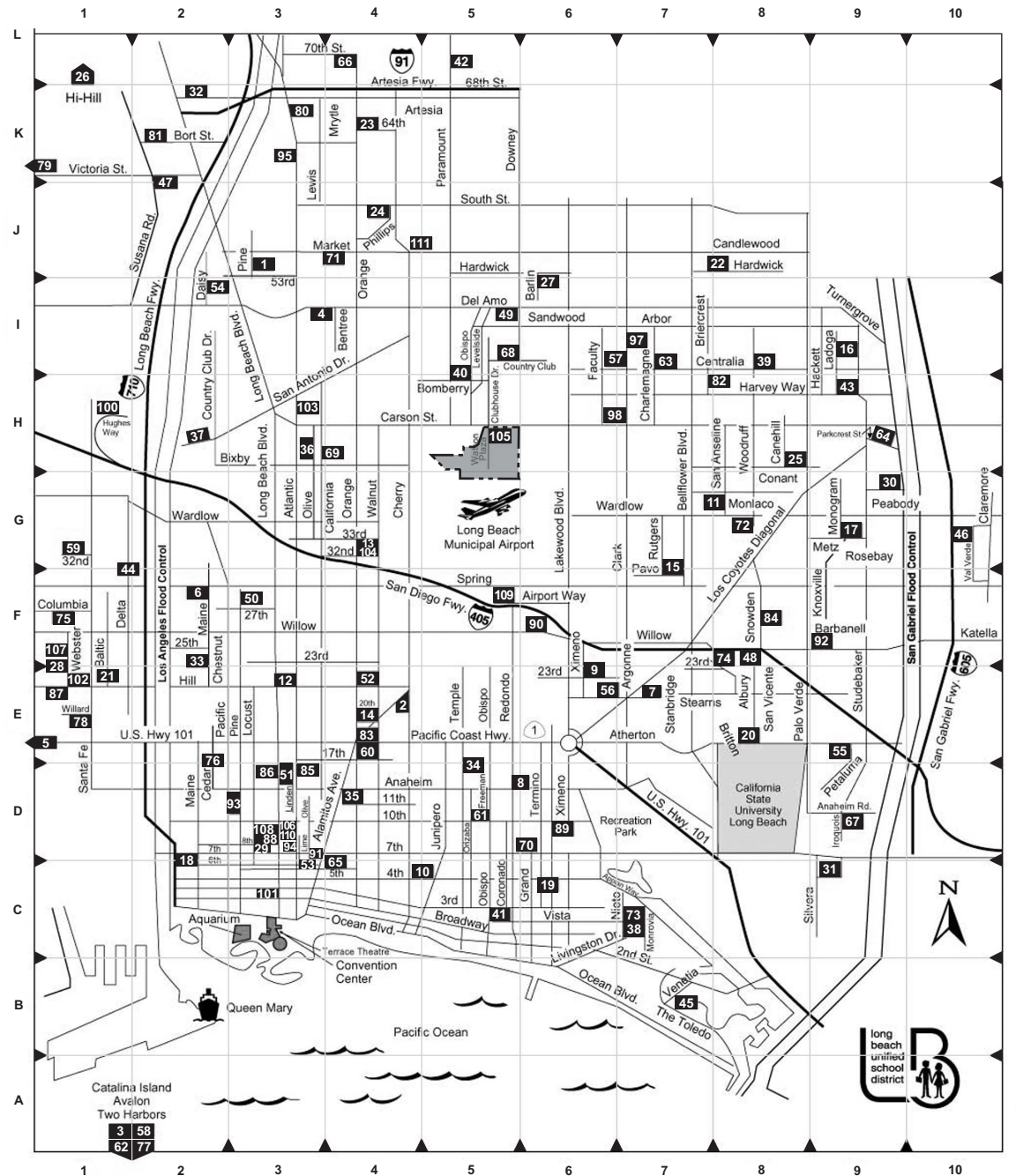
1. ENVIRONMENTAL SETTING

a. Existing Conditions

The PacifiCenter project site is located within the Long Beach Unified School District (LBUSD) boundaries. The LBUSD provides educational services to an approximately 129-square mile area, which includes the Cities of Long Beach, Signal Hill, and Avalon (Catalina Island), and portions of the City of Lakewood and unincorporated areas within the County of Los Angeles.

LBUSD is comprised of 90 schools, including 60 elementary schools (grades Kindergarten through 5), 15 middle schools (grades 6-8), 10 high schools (grades 9-12), 2 Kindergarten through 12 schools, and 3 charter or alternative schools.³⁵¹ See Figure 60 on page 628 for the location of schools within the LBUSD. According to the California Basic Education Data System (CBEDS) data provided by the California Department of Education, LBUSD's enrollment for the 2002-03 school year was 97,212 students, including students in special schools. Of these students, 47,172 or 49 percent were elementary students, 22,551 or 23 percent were middle school students, and 27,489 or 28 percent were high school students. Based on data that excludes continuation high school and special day class students, for the four-year period from the 1998-1999 school year to the 2001-2002 school year, the LBUSD experienced an 8 percent increase in overall enrollment, as shown in Table 55 on page 629. The largest enrollment increase during this period was approximately 13 percent within the high schools, whereas middle school enrollment increased by approximately 11 percent, and elementary school enrollment increased by approximately 4 percent during the same period. The annual increase in overall LBUSD enrollment from the 2000-2001 to the 2001-2002 school year was 2.5 percent.

³⁵¹ Long Beach Unified School District, "District Profile for Long Beach Unified" Fiscal Year 2000-01, www.ed-data.k12.ca.us.



LEGEND

Elementary Schools

- 1 Addams.....J3
- 2 Alvarado.....E4
- 3 Avalon.....A1
- 4 Barton.....I3
- 5 Bethune.....E1
- 6 Birney.....F2
- 7 Bixby.....E7
- 8 Bryant.....D6
- 9 Buffum.....E6
- 10 Burbank.....C5
- 11 Burcham.....G8
- 12 Burnett.....E3
- 13 Burroughs.....G4
- 14 Butler.....E4
- 15 Carver.....G7
- 16 Cleveland.....I9
- 17 Cubberley.....G9
- 18 Edison.....D2
- 19 Fremont.....C6
- 20 Gant.....E8
- 21 Garfield.....E1
- 22 Gompers.....J8
- 23 Grant.....K4
- 24 Harte.....J4
- 25 Henry.....H8
- 26 Hi-Hill.....L1
- 27 Holmes.....I6
- 28 Hudson.....E1
- 29 International.....D3
- 30 Keller.....G9
- 31 Kettering.....C9
- 32 King.....K2
- 33 Lafayette.....F2
- 34 Lee.....D5
- 35 Lincoln.....D4
- 36 Longfellow.....H3
- 37 Los Cerritos.....H2
- 38 Lowell.....C7
- 39 MacArthur.....I8
- 40 Madison.....I5
- 41 Mann.....C5
- 42 McKinley.....L5
- 43 Monroe.....H9
- 44 Muir.....F1
- 45 Naples.....B7
- 46 Newcomb.....G10
- 47 Powell.....K2
- 48 Prisk.....F8
- 49 Riley.....I5
- 50 Robinson.....F3
- 51 Roosevelt.....D3
- 52 Signal Hill.....E4
- 53 Stevenson.....C3
- 54 Sutter.....I2
- 55 Tincher.....E9
- 56 Tucker.....E6
- 57 Twain.....I7
- 58 Two Harbors.....A2
- 59 Webster.....G1
- 60 Whittier.....E4
- 61 Willard.....D5

Middle Schools

- 62 Avalon.....A2
- 63 Bancroft.....I7
- 64 DeMille.....H9
- 65 Franklin.....C4
- 66 Hamilton.....L4
- 67 Hill.....D9
- 68 Hoover.....I5
- 69 Hughes.....H4
- 70 Jefferson.....D6
- 71 Lindbergh.....J4
- 72 Marshall.....G8
- 73 Rogers.....C7
- 74 Stanford.....F8
- 75 Stephens.....F1
- 76 Washington.....D2

High Schools

- 77 Avalon.....A2
- 78 Cabrillo/Savannah.....E1
- 79 CAMS.....K1
- 80 Jordan.....K3
- 81 Jordan 9th Academy.....K2
- 82 Lakewood.....H8
- 83 Middle College.....E4
- 84 Millikan.....F8
- 85 Polytechnic.....D3
- 86 Polytechnic Academy for Accelerated Learning.....D3
- 87 Reid.....E1
- 88 Renaissance.....D3
- 89 Wilson.....D6
- 90 School for Adults.....F6

Charter Schools

- 91 Constellation Community.....D3
- 92 Emerson
- 93 Parkside Academy.....F9
- 94 New City Charter.....D3
- 95 Pacific Learning Center.....D3
- 96 Promise Academy.....K3

LB City College

- 97 Child Study Center.....I7
- 98 Liberal Arts Campus.....H7
- 83 Middle College/
Pacific Coast Campus.....E4

Central Services

- 100 Administration Building.....H1
- 101 Attendance Service
Pacific Tower.....C3
- 102 Child Development Center.....E1
- 103 Educational Partnership.....H3
- 100 Elementary Office.....H1
- 100 High School Supt.....H1
- 106 Intl. Student Registration.....D3
- 107 Maintenance.....F1
- 100 Middle and K-8 Office.....H1
- 108 Multimedia Services.....D3
- 109 Nutrition Center.....F5
- 110 Personnel Commission.....D3
- 111 Purchasing Branch.....J4
- 104 Teacher Resource Center.....G4
- 105 Watson Plaza Office.....H5



Figure 60
Location of Schools within
Long Beach Unified School District

Source: Long Beach Unified School District

Table 55

**LONG BEACH UNIFIED SCHOOL DISTRICT
GROWTH BY SCHOOL GRADE LEVEL FROM FISCAL YEAR 1998-1999 TO FISCAL YEAR 2001-
2002^a**

	1998-1999	1999-2000	2000-2001	2001-2002	Incremental Change 1998-99 to 2001-02	
					No. of Students	Percent
Elementary Schools	44,930	46,020	46,828	46,759	1,829	4%
Middle Schools	19,386	19,931	20,669	21,433	2,047	11%
High Schools	22,576	23,065	23,942	25,530	2,954	13%
District Total	86,892	89,016	91,439	93,722	6,830	8%

^a The table above does not include continuation high school and special day class students. When accounting for these students the enrollment figure for fiscal year 2001-2002 was 96,488.

Source: State of California, "Enrollment Certification/Projection for Long Beach Unified," SAB 50-01 (Rev. 01/00) Excel (Rev. 08/15/2000), p. 3.

(1) Existing Capacity

Using the State of California's definition of available classrooms (i.e., excluding certain portable classrooms) and factoring in special day class students class sizes, as well as using the appropriate loading factor cited above, LBUSD has a capacity of 74,192 students in 2,984 available classrooms as indicated in Table 56 on page 630. When compared with the 2002-2003 enrollment of 97,212 the LBUSD has a capacity shortfall of 23,020 seats. To alleviate the shortfall, the LBUSD utilizes 130 leased state relocatable classrooms and 594 portable classrooms (leased less than 5 years), which are not calculated in the classroom capacity of 74,192 provided in Table 56. While LBUSD has installed numerous portable classrooms and has modified its available programs and schedule to provide for the overall shortfall of classrooms, the necessity for these modifications will diminish in the future as smaller numbers of students from the middle schools and ultimately the elementary schools, move into high school and as new capacity is built.

(2) Future Expected Capacity

New capacity of approximately 14,705 seats is being added to the District with both State and local funds. The State School Facilities Program is a primary source of funding. This program, Senate Bill 50, funded by Proposition 1A and Proposition 47, and amended by Assembly Bill 16, is based on 50 percent funding from the State and 50 percent funding

Table 56

CAPACITY IN LONG BEACH UNIFIED SCHOOL DISTRICT USING STATE DEFINITIONS OF AVAILABLE CLASSROOMS^a

Description	K-6	7-8	9-12	Non-Severe Special Needs	Severe Special Needs	Total
Portable: leased > 5 yrs	54	9	35			98
Portable: Owned	322	63	55			440
Permanent Classrooms	<u>1,284</u>	<u>371</u>	<u>599</u>	<u>100</u>	<u>92</u>	<u>2,446</u>
Total Classrooms	1,660	443	689	100	92	2,984
Classroom Capacity	41,500	11,961	18,603	1,300	828	74,192

^a The table above excludes 130 state relocatable classrooms and 594 portable classrooms leased for less than five years.

Source: State of California, "Existing School Building Capacity for Long Beach Unified," SAB 50-02 (Rev. 07/00) Excel (Rev. 08/15/2000), p. 4.

from local districts LBUSD has received \$104.7 million in state funding for new construction and modernization. The District has also been approved for an additional \$30.8 million. Applications for another \$44 million have been submitted or will be submitted to the State. The State funding is being matched by local General Obligation bonds, developer fees and other local sources.

A new state program for overcrowded urban districts was approved for funding in Proposition 47. This program, referred to as the Critically Overcrowded School Facility Program (COS) provides preliminary apportionments, reserving funding and allowing districts several years to plan, acquire and build projects. Under this program the State Allocation Board gave three LBUSD projects preliminary apportionment of \$67 million in August 2003. These projects include the Richard Browning School project, the Downtown School project and the GTE School project. The Richard Browning project is a 1,450 K-8 student school expected to open in 2005.³⁵² The Richard Browning School will have sufficient capacity for the students generated from the project. The District's attendance area for the Richard Browning School does not currently include the project. However, the school will be used to serve the students generated by the PacifiCenter's residential component.

³⁵² Phone conversation with Kevin Barre, Director, Facilities Planning and Management. LBUSD. August 2003.

Combined, all the state and local facilities will ultimately provide capacity for additional students increasing the District's capacity by 14,705 seats. However, even with the increase in capacity funding from state and local funds, the District will continue to have a shortage of space to serve new development using the State's definition of district school facility capacity. LBUSD will continue to utilize portable classrooms to meet this short fall. School capacity can sometimes be affected by students that attend a local school but reside outside the district boundary. State law permits a school district to consider applications to enroll children who reside outside the district if the parent or guardian is employed within the boundaries of the district (Calif. Education Code Section 48204). "Sending" and "receiving" school districts may refuse interdistrict transfers. Grounds for such refusals include findings that the requested transfer would negatively impact a district's desegregation plan, or that the additional cost of educating a pupil would exceed the amount of additional state aid received as a result of the transfer. LBUSD policy indicates students may be accepted through interdistrict transfers when space is available. Districts, however, cannot arbitrarily refuse transfers (e.g., refusal on the basis of race, ethnicity, gender, parental income or scholastic achievement). The LBUSD currently permits interdistrict transfers based on these criteria defined by the State.

b. Regulatory Framework

Senate Bill 50 (SB 50 or "Leroy Green School Facilities Act"), enacted in 1998 as emergency legislation, represents the most significant school facility finance and developer fee reform legislation for school facilities construction and modernization since the adoption of the 1986 School Facilities Act. SB 50 establishes a new comprehensive program for funding school facilities based on 50 percent funding from the State and 50 percent funding from local districts, while limiting the obligation of developers to mitigate the impact of projects on school facilities. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide full and complete mitigation of project impacts on school facilities. SB 50 specifically provides that a State or local agency may not deny or refuse to approve the planning, use, or development of real property on the basis of a developer's refusal to provide mitigation in amounts in excess of that established by SB 50.

Government Code Section 65995 establishes the construction fees, also known as "developer's fees." The legislation recognizes the need for the fees to be adjusted periodically to keep pace with inflation. The State Allocation Board increases the maximum fees according to the adjustment for inflation in the statewide cost index for Class B construction. The current maximum rates are \$0.34 per square foot of new

commercial/industrial construction and \$2.14 per square foot of new residential construction. The LBUSD collects the maximum Level 1 fee for new construction.³⁵³

SB 50 authorized statewide bonds in the amount of \$9.2 billion, with \$2.9 billion for K-12, for new construction, to add capacity to local school districts. In 2002, AB 16 modified the School Facility Program and authorized two additional statewide bond measures, including \$11.4 billion for K-12 approved by the voters in November (\$8.05 billion for new construction). A second bond measure for \$10 billion for K-12 (\$7.7 billion for new construction) is scheduled for voter approval in 2004. In addition, the District passed Measure A in March 1999 authorizing the issuance of \$295 million in local general obligation bonds. Some of the projects that the bond will fund will expand the capacity of the LBUSD and some of the funds are being used as matching funds for state funding to increase the capacity of the school facilities in the District.

2. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis of potential impacts on school facilities within the LBUSD focuses on impacts associated with demand for new public educational facilities resulting from the construction of new housing units within the PacifiCenter project. Anticipated student generation for these housing units was estimated based on factors set forth by LBUSD, as well as factors which specifically represent the housing profile of the proposed project. Also addressed in this analysis are potential indirect impacts associated with employees who move into the school district and the potential for children of employees not living in the District to transfer into the District.

b. Thresholds of Significance

For the purposes of this analysis, impacts on school facilities will be considered significant if the proposed project will result in a need for substantial expansion of existing schools or the construction of additional schools to maintain acceptable performance levels.

³⁵³ *Level 2 and Level 3 Fees, also known as Alternative School Fees, are authorized to be adopted by a school district under certain circumstances in amounts greater than Level 1 Fees by Government Code Sections 65995.5, 65995.6 and 65995.7. LBUSD has not adopted such fees at this time.*

c. Analysis of Project Impacts

As described in Section III, Project Description, of this EIR, a maximum of 2,500 housing units will be developed within the PacifiCenter project. As described in Table 52 in Section V.J.3, Population of this EIR, three different product types would be constructed: an estimated 200 single family detached units, 1,300 for-sale attached townhomes/flats, condominiums, and 1,000 apartment units. One of the key factors needed to estimate the impact of new residential development on the District is the student generation rate or number of new students generated by each residential unit. To determine the student generation rates for the PacifiCenter project, a combination of District-wide rates and multi-family residential home-based rates were used. To identify generation rates for attached multi-family residential homes in Long Beach, LBUSD recently matched addresses with for-sale and for-rent multi-family homes within the district that are comparable in size and price to the proposed PacifiCenter multi-family homes. Out of 1,260 Long Beach units, 53 students were found that attend LBUSD schools. Student generation rates for single family attached units and apartments (rental housing) were developed based on this data. The matching method of calculating student generation is appropriate for determining the impacts of the PacifiCenter project as it accounts for critical factors, such as size pricing and the type of unit (single-family vs. multi-family), which influence the student generation potential.

Since a reasonably sized sample of new single-family detached units could not be obtained within the District, the LBUSD's district-wide rates were used for the detached unit product type to complete the student generation analysis.

The student generation rates used by grade level and housing product type are provided in Table 57 on page 634. While the student generation rates for the multi-family homes appear to be low as compared to District-wide rates, they are consistent with national data on higher income apartments. An analysis by the National Multifamily Housing Council (NMHC) of the U.S. Census Bureau's 1999 American Housing Survey shows that apartments of all ages, sizes and pricing generate an average of 0.29 school-age children per household. NMHC data further indicates that upscale apartments tend to generate 0.13 to 0.11 students per household.

Applying the student generation rates described above to the proposed product mix of the project provides the yield of students by grade level, shown in Table 58 on page 634. As indicated in Table 58, approximately 242 students will be generated within LBUSD as a result of development of the 2,500 units proposed as part of the project.

Table 57

STUDENT GENERATION RATES BY HOUSING TYPE

Product Type	Elementary School	Middle School	High School
Detached	0.250 ^a	0.070 ^a	0.180 ^a
Townhome	0.042 ^b	0.012 ^b	0.024 ^b
Apartment	0.025 ^b	0.007 ^b	0.005 ^b

^a Factor represents LBUSD district-wide rate for new single-family detached units.

^b Generation rate is based on LBUSD comparison study of similar unit types.

Table 58

PROJECTED STUDENTS BY GRADE-LEVEL AT BUILD-OUT

Product Type	Elementary School	Middle School	High School
Detached	50	14	36
Townhome	54	16	31
Apartment	<u>25</u>	<u>7</u>	<u>5</u>
TOTAL	129	37	76

Private school attendance was examined in the cities of Lakewood, Long Beach and Signal Hill, all of which are partially within the LBUSD boundaries. The City of Lakewood had the highest private school attendance rate at 14.7 percent.³⁵⁴ Therefore, as a conservative analysis, to determine the number of students that could return to the public schools a private school factor of 14.7 percent was added to the student generation rates. As indicated in Table 59 on page 635, when factoring in attendance at private schools the residential component of the proposed project would generate a total of approximately 272 students within LBUSD.

As discussed in Section V.J.2, Housing, of this EIR, new employment generated by the PacifiCenter project will create an impetus for some of the new employees to move closer to the project site. Specifically, employment generated by the PacifiCenter project could induce as many as 2,485 households (representing an annual average of 155 households) to relocate into the Long Beach and Lakewood area. (This area is roughly proportional to the geographic area of LBUSD.) As described in detail in Section V.J.2, Housing, of this EIR, based on recent data, ample housing will be available within this area to accommodate the demand for housing generated by these households. As such, new local households associated with PacifiCenter employee “movers” will be

³⁵⁴ U.S. Bureau of the Census, 2000 Census of Population and Housing, Summary Tape File 3. Table P 36. Lakewood City, CA.

Table 59

**PROJECTED STUDENTS BY GRADE-LEVEL AT BUILD-OUT
WITH PRIVATE SCHOOL FACTOR ADDED**

Heading	Elementary School	Middle School	High School
Detached	57	16	41
Townhome	63	18	36
Apartment	<u>28</u>	<u>8</u>	<u>5</u>
TOTAL	148	42	82

expected to replace existing households and will not be expected to generate demand for new housing units or associated new educational facilities.

LBUSD does permit interdistrict transfers in accordance with Section 48204 of the California Education Code, as described above. However, given the capacity limitations within LBUSD as well as the associated costs of educating new students, LBUSD has the authority to regulate the acceptance of such students. As such, impacts to school facilities associated with the transfer of children of PacifiCenter employees to LBUSD will not be substantial.

3. CUMULATIVE IMPACTS

The geographic area for the cumulative analysis for schools is the area within the LBUSD boundary. By 2010, 169,812 households and 255,000 jobs are projected within the LBUSD boundary.³⁵⁵ Under the provisions of SB 50 all future projects within the LBUSD boundary will be required to pay the construction fees established by Government Code Section 65995. In accordance with Government Code Section 65995, payment of these fees will serve to mitigate impacts of these projects. In addition, as indicated above, with mitigation, implementation of the PacifiCenter project will not result in significant impacts on school facilities. Therefore, the project will not contribute to cumulative school impacts.

³⁵⁵ *Developer Fee Justification and Impact Analysis prepared for Long Beach Unified School District, July 1998.*

4. MITIGATION MEASURES

The LBUSD and PacifiCenter representatives have ongoing discussions regarding the impacts of the proposed project. A funding and mitigation agreement is anticipated, which will provide funding that will be no less than the fees required by Government Code Section 65995 to increase the capacity of District schools, thus reducing overcrowding conditions. If no agreement is approved by both parties, the PacifiCenter project will be subject to payment of school impact fees, current at the time building permits are issued, as provided for by State law and adopted District policies at the time of issuance of building permits for the project.³⁵⁶ Pursuant to Government Code Section 65995 payment of the developer fees required by State law would provide full and complete mitigation of the PacifiCenter's impacts on school facilities. Therefore, no other mitigation measures will be required.

5. SIGNIFICANCE AFTER MITIGATION

Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees current at the time building permits are issued, established by Government Code Section 65995.

³⁵⁶ *California Government Code Section 65995. This fee is collected by LBUSD, as LBUSD is the school district in which the project is located. This fee is currently \$2.14 per square foot for residential development and \$0.34 per square foot for commercial/industrial development.*

V. ENVIRONMENTAL IMPACT ANALYSIS
K. PUBLIC SERVICES
4. RECREATION

1. ENVIRONMENTAL SETTING

The Cities of Long Beach and Lakewood operate parks and recreation facilities in the project vicinity. The discussion below includes descriptions of these surrounding facilities, as well as applicable policies and standards that pertain to parks and recreation.

a. Existing Conditions

(1) City of Long Beach Parks and Recreation Facilities

There are 2,814 acres of open space devoted to public recreation within the City of Long Beach, including parks, community centers, golf courses, bike and equestrian trails, beaches, harbors, marinas, and other coastal amenities.³⁵⁷ The City of Long Beach Department of Parks, Recreation, and Marine operates 103 parks and facilities, including mini-, greenway, neighborhood, community, and regional parks, as well as special use parks (e.g., a campground, marine biological reserves, swimming parks, and nature centers). Park facilities include playgrounds, picnic areas, and athletic fields, including baseball/softball, football, and soccer fields, and basketball, volleyball, roller hockey, and tennis courts. Additional City recreational facilities include 26 community activity centers, which offer youth and senior programs, classes, events, meeting rooms, and gymnasiums; five public swimming pools, plus eight pools located at local high school and college campuses; five golf courses with four driving ranges; three marinas with five public boat launches, a pier, and numerous fishing platforms; and approximately 64 miles of bikeways, including 35 miles of paths separated from automobile traffic. The public beaches comprising an estimated 247 acres within Long Beach are owned by the State and maintained by the City.³⁵⁸

³⁵⁷ Dennis Eschen, *City of Long Beach Department of Parks, Recreation and Marine*, January 2004.

³⁵⁸ *City of Long Beach General Plan, Open Space and Recreation Element*, adopted October 15, 2002.

According to the City's General Plan Open Space and Recreation Element (discussed further below), several new park facilities are planned, including new City parks and several mini-parks, as well as a new Sports Park. In addition, several recreational facilities are planned for improvement, including Belmont Pier, Belmont Pool, Silverado Pool, and Martin Luther King Jr. Pool.³⁵⁹ In addition to the development or improvement of specific facilities, the City of Long Beach has focused land acquisition and open space and park land development opportunities in four major areas, including several sites along the Los Angeles River, sites within the Central and North Long Beach Redevelopment Project Areas, vacant lots and blighted properties in underserved areas, and the Los Cerritos Wetlands.³⁶⁰

As illustrated in Figure 61 on page 639, the following eight parks and recreational facilities are located within an approximate one-mile radius of the project site in the City of Long Beach: Skylinks Golf Course; Douglas Park; recreational facilities at Long Beach City College; Wardlow Park; Pan American Park; Somerset Park; Cherry Avenue Park; and Heartwell Park. Table 60 on page 640 indicates the classification of each of these facilities (e.g., community, neighborhood, mini, or special-use parks, etc.), as well as the associated amenities and features within each of these facilities. With an average size of 35 acres and a 1-mile service radius, community parks contain a variety of facilities, including community centers, sports fields, and swimming pools. Neighborhood parks have an average size of 8 acres, serve a radius of ¼ mile (in high-density areas) to ½ mile (in low-density areas), and contain facilities such as community centers, sports facilities, or group picnic areas. Mini-parks are less than 2 acres in size, serve a ¼-mile radius, and contain recreational facilities such as playgrounds, walking paths, and picnic tables. Special use parks provide unique recreational, educational, or cultural features that serve a specific purpose, such as a nature center, aquarium, or museum.³⁶¹ The Long Beach Department of Parks, Recreation, and Marine has indicated that the parks and recreation facilities within one mile of the project site are heavily used. In particular, the athletic fields at Pan American Park, Heartwell Park, and Wardlow Park are scheduled to their maximum potential and the golf courses in the area typically operate at near booking capacity.³⁶²

³⁵⁹ Dennis Eschen, City of Long Beach Department of Parks, Recreation, and Marine, written communication, May 12, 2003.

³⁶⁰ *Ibid.*

³⁶¹ *Ibid.*

³⁶² Phil T. Hester, City of Long Beach Parks, Recreation and Marine, Planning and Development, written communication, July 18, 2001.

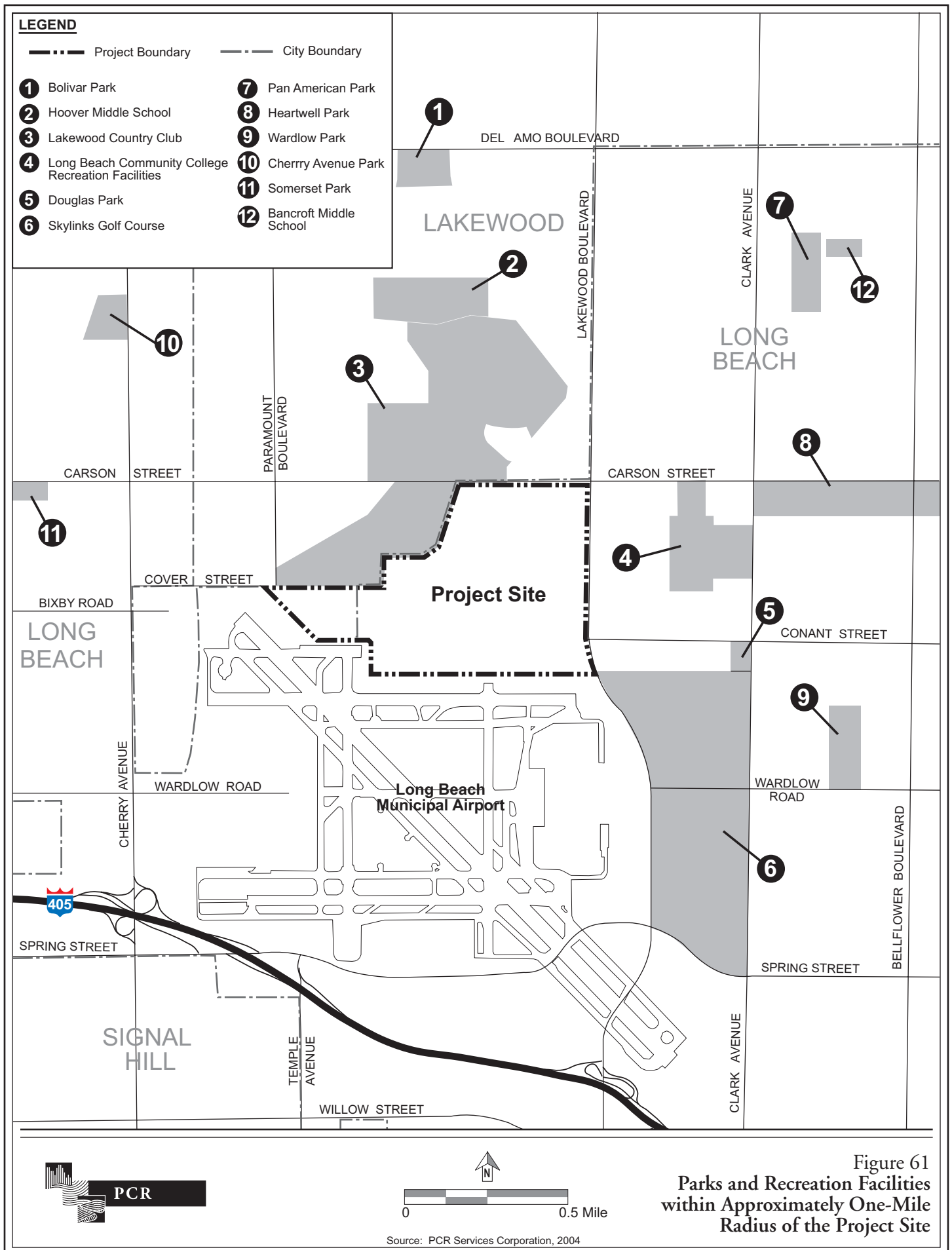


Figure 61
Parks and Recreation Facilities
within Approximately One-Mile
Radius of the Project Site

Table 60 CITIES OF LONG BEACH AND LAKEWOOD PARKS AND RECREATION FACILITIES IN THE PROJECT VICINITY (Within Approximately One Mile of the Project Site)			
Facilities	Acres	Type of Park	Features
Simon Bolivar Park 3300 Del Amo Boulevard Lakewood	9.4	Community Park	Activity room, baseball diamonds, preschool age playground, picnic shelter, play fields, pool, multi-purpose game court
Hoover Middle School 3501 County Club Drive Lakewood	Not Available	School	Baseball diamonds, fields for activities such as soccer and track
Lakewood Country Club 3101 E. Carson Street County of Los Angeles	171.3	Golf Course	18-hole golf course, driving range, tennis center, dining and banquet facilities
Douglas Park Clark Avenue and Conant Street Long Beach	2.6	Mini-Park	No amenities/facilities
Skylinks Golf Course 4800 W. Wardlow Long Beach	159.5	Golf Course	18-hole golf course, lighted driving range, practice greens, full service restaurant, bar and banquet facilities
Pan American Park 5157 Centralia Street Long Beach	12.2	Neighborhood Park	Basketball courts, gymnasium, picnic areas, playground equipment, two lighted softball fields, volleyball courts, handball/ racquetball court, community center, soccer field, spray pool
Heartwell Park 5801 E. Parkcrest Street Long Beach	153.7	Community Park, Golf Course	Basketball court, bike/skate path, activity center, 18-hole golf course, lake (fishing allowed w/ license), picnic area, playground equipment, 11 soccer fields (5 lighted), 11 softball fields/little league fields (5 lighted), 4 T-ball fields, tennis courts
Wardlow Park 3457 Stanbridge Ave. Long Beach	14.5	Neighborhood Park	Baseball field, lighted basketball court, community center, picnic areas, playground equipment, lighted roller hockey court, softball field, soccer field, volleyball court, spray pool
Cherry Avenue Park 1901 East 45th Street Long Beach	8.4	Community Park	Baseball/softball fields, basketball court, tennis courts, volleyball courts, picnic area, playground equipment, community center, soccer and football fields
Somerset Park 1500 E. Carson Long Beach	3.7	Neighborhood Park	Basketball courts, picnic tables, playground equipment, tennis courts, volleyball courts, activity center, swimming pool
Long Beach City College 4901 E. Carson Street Long Beach	29.45	College	Publicly available facilities: tennis and racquetball courts, track; Facilities available to the College only: baseball field, football stadium, basketball and volleyball courts, gymnasium, and a swimming pool
Bancroft Middle School	Not Available	School	Three lighted softball fields
<i>Sources: City of Long Beach General Plan Open Space and Recreation Element, 2002; www.ci.long-beach.ca.us/park/at_long_beach_parks.htm, last accessed November 19, 2003; Dave Rodda, City of Lakewood, Recreation and Community Services Department, written communication, July 16, 2001.</i>			

Based on the Year 2000 population within the City of Long Beach (461,522 persons) and the existing open space acreage (2,814 acres), there are 5.6 acres of open space per 1,000 residents in the City of Long Beach.³⁶³ The Open Space and Recreation Element indicates that outdoor recreation open space land is unevenly distributed in the City with populations in the north, central, and western areas of the City underserved.

Based on information from the Long Beach Department of Parks, Recreation, and Marine, there is significant use of City of Long Beach facilities by non-residents. Heartwell Park, located near the project site, is estimated to have equal use by residents and non-residents (including those from nearby and adjacent cities), while El Dorado Regional Park is estimated to have a majority of non-resident users. Neighborhood Parks and mini-parks are estimated to have nearly total resident use. In addition, City of Long Beach sports leagues have majority resident requirement, but also serve employees of Long Beach businesses, who may not be residents.³⁶⁴

(2) City of Lakewood Parks and Recreation Facilities

Approximately 967 passive and active open space acres are located within the City of Lakewood, including approximately 204 acres of parkland, 171 acres of regional golf courses, approximately 296 acres of playgrounds and playfields on school grounds, and approximately 35 acres of electric transmission easements used as active open space.^{365, 366} In addition, the City of Lakewood contains 206 acres of agricultural and electric transmission easements, 25 acres of flood control channels and easements, 29 acres for Water Utility Funds Lands, and 2 acres of parkway panels which are used as passive open space.³⁶⁷

The City provides 13 recreational facilities, including parks, pools, community centers, and senior centers, which provide amenities such as athletic fields, picnic areas, playground equipment, activity rooms, and open space areas. Other recreational facilities in the City of Lakewood include golfing facilities at the Lakewood Country Club, equestrian

³⁶³ Dennis Eschen, *City of Long Beach Department of Parks, Recreation, and Marine, January 2004.*

³⁶⁴ Dennis Eschen, *City of Long Beach Department of Parks, Recreation, and Marine, written communication, May 12, 2003.*

³⁶⁵ Dave Rodda, *City of Lakewood, Recreation and Community Services Department, written communication, July 16, 2001.*

³⁶⁶ *School areas are available for open space use through existing and potential joint-use agreements between the City and local school districts.*

³⁶⁷ *City of Lakewood, Final Master Environmental Impact Report (SCH No. 96061007), November 1996.*

facilities at the Lakewood Equestrian Center, and a nature trail at the Monte Verde Park.³⁶⁸ In addition, Lakewood has a bikeway system consisting of bike paths, lanes, and trails comprising approximately 40 miles. As indicated in Table 60 on page 640, parks and recreational facilities within an approximate one-mile radius of the project site in the City of Lakewood include the Lakewood Country Club, Simon Bolivar Park, and Hoover Middle School. The Lakewood Country Club is located adjacent to the northwest side of the project site. This Country Club includes an 18-hole golf course, dining and banquet facilities, and a tennis center. Simon Bolivar Park is located approximately one mile north of the project site. Bolivar Park is classified as a community park and provides athletic fields, a swimming pool, a playground, and other recreational amenities, as described in Table 60. The City of Lakewood Department of Recreation and Community Services has indicated that this park has a high-use level with 323,660 users recorded in the 2000-2001 fiscal year, and operates at full capacity during the summer months.³⁶⁹ In addition, Hoover Middle School, located approximately one-half mile north of the site, provides baseball diamonds and fields for activities such as soccer and track. The school has indicated that these fields are generally scheduled to their maximum potential.

Based on the population within the City of Lakewood and the existing park acreage, there are 4.6 acres of active open space (excluding playgrounds and playfields on school grounds and electric transmission easements) per 1,000 residents.³⁷⁰ In addition, based on the current residential population and the existing open space acreage (including passive open space), there are 12 acres of open space per 1,000 residents.³⁷¹

The City of Lakewood routinely prepares a Five-Year Capital Improvement Plan.³⁷² The current plan, referred to as the City's Legacy 2003-2008 Capital Improvement Plan, suggests several improvements associated with parks and recreation facilities. Included in these suggested improvements is the implementation of Phase II of the West San Gabriel River Open Space Project, which includes indigenous landscape improvements on the remaining three acres of right-of-way between Monte Verde Park/Nixon Yard and Del Amo Boulevard during fiscal year 2004-05.

³⁶⁸ *The County of Los Angeles operates the Lakewood Country Club.*

³⁶⁹ *Dave Rodda, City of Lakewood, Recreation and Community Services Department, written communication, July 16, 2001.*

³⁷⁰ *This ratio is based on SCAG data presented in Section V.J.3, Population. Based on an interpolation of 2000 data and projected 2005 SCAG data, an estimated 80,988 persons reside in the City of Lakewood.*

³⁷¹ *Ibid.*

³⁷² *The plan does not legally bind future decision-making but rather identifies a policy direction to guide future decision-making.*

b. Regulatory Setting

(1) Open Space and Recreation Element of the Long Beach General Plan

The Open Space and Recreation Element of the Long Beach General Plan was updated and adopted in 2002. This Element serves as a comprehensive plan for the creation and preservation of open space lands within the City of Long Beach and addresses four primary open space considerations that influence the goals, objectives, policies, and implementation programs defined within the plan: (1) the preservation of natural resources; (2) the managed production of resources; (3) public health and safety; and (4) outdoor recreation and recreation facilities.³⁷³ The Open Space and Recreation Element defines open space as any parcel or area of land or water that is essentially unimproved and devoted to an open space use. The Open Space and Recreation Element also defines outdoor park and recreation areas as areas that provide access to lakeshores, beaches, rivers, and streams, and areas that serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. The following goals/objectives related to the provision of recreational opportunities are relevant to the proposed project:

- 3.2 Provide for and maintain sufficient open space for adequate protection of lives and property against natural and man-made safety hazards.
- 4.3 Add recreation open space and recreation facilities in the areas of the City that are most underserved.
- 4.5 Make all recreation resources environmentally-friendly and socially and economically sustainable.
- 4.6 Increase recreation resources and supplement publicly owned recreation resources with privately-owned recreation resources.
- 4.9 Connect recreation open spaces with greenway linkages.
- 4.10 Provide access to recreation resources for all individuals in the community.

The updated Open Space and Recreation Element cites a City goal (Goal No. 4.2) of attaining a ratio of 8 acres of public open space per 1,000 residents throughout the City.

³⁷³ *City of Long Beach, Open Space and Recreation Element, City of Long Beach General Plan Program, October 15, 2002, pages 17-28.*

This goal is intended as a City-wide policy and does not apply to specific developments. Thus, development projects are not mandated to meet this City-wide goal. Rather as discussed below, specific residential development projects are required to comply with Chapter 18.18, Park and Recreation Facilities Fee, of the City of Long Beach Municipal Code, which requires residential development to contribute fees for parks and recreational facilities. The Open Space and Recreation Element recognizes payment of this fee as one means of providing sufficient public recreational resources

(2) City of Long Beach Municipal Code

Chapter 18.18, Park and Recreation Facilities Fee, of the City of Long Beach Municipal Code, imposes a park fee on new residential development to ensure that the parkland and recreational facility standards established by the City are met with respect to the additional needs created by new development.³⁷⁴ This fee is imposed at the time of tentative map, parcel map, or site plan approval of a residential development and paid prior to the issuance of a Certificate of Occupancy. This fee is in addition and supplemental to, not in substitution of, open space requirements imposed pursuant to zoning, subdivision, and other City ordinances and requirements. The purpose of this fee is to fund parkland acquisition and recreation improvements or to reimburse the City for expenditures, advances or indebtedness incurred for the acquisition of parkland or construction of recreation improvements. The park fee is currently \$2,680 per single family residence and \$2,070 per multi-family dwelling unit. Section 18.18.100 of the Municipal Code permits the Long Beach City Council to approve credits toward meeting the park fee as a result of the provision of parkland or the development of recreational improvements by the applicant.

Section 21.31.205 of the Long Beach Municipal Code outlines the minimum usable private open space requirements for residential units in Residential Districts. Within these Residential Districts, usable open space requirements vary. However, as the project site is zoned Planned Development, these Residential District useable open space requirements are not directly applicable to the project.

³⁷⁴ *The Quimby Act (California Government Code Section 66477) allows the City to impose the payment of fees or dedication of land, or a combination of both, for park and recreational purposes as a condition to the approval of a tentative tract map or parcel map.*

(3) City of Long Beach 2010 Strategic Plan

As discussed in Section V.H, Land Use and Planning, of this EIR, the City of Long Beach Strategic Plan was adopted in June 2000 and provides guidance to achieve a new 2010 vision for the City of Long Beach. The goals of this Plan focus on neighborhoods, youth and education, safety, economic opportunity, and the environment. One of the goals applicable to the PacifiCenter project is to enhance open space by encouraging human-scale, pedestrian-oriented, mixed-use developments that preserve open space.

(4) City of Long Beach Department of Parks, Recreation, and Marine Strategic Plan

The Long Beach Department of Parks, Recreation, and Marine has prepared its own Strategic Plan, dated April 2003, which defines goals, strategies, and implementation timetables based on the mission and core values of the Department. The strategic goals of this Plan are intended to guide the future growth and development of Long Beach parks, recreation, and marine facilities. These goals are to: (1) ensure open space, parks, and recreational facilities meet community needs; (2) ensure City parks and recreational facilities provide a positive experience and image; (3) ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors; (4) ensure beaches, waterways, and marine amenities are accessible and provide a positive experience and image; (5) ensure marinas are fiscally sound and meet boat owner and community needs; and (6) facilitate and encourage productive services to the community through the Department's management philosophy, structure, culture, and employees. Of these, Goal Nos. 1 and 2 are most relevant to the PacifiCenter project. A series of strategies that require a change in priority or approach have been identified to accomplish each of these goals. Such strategies include additional investment, changes in process, policies, and practices, or changes in the attitudes, values, beliefs, and culture of the department. Indicators have been adopted to measure the progress of implementing these strategies.

(5) Open Space Element of the City of Lakewood Comprehensive General Plan

The Open Space Element, a component of the City of Lakewood Comprehensive General Plan, focuses on the preservation and expansion of passive and active open space lands in the City of Lakewood. The Open Space Element defines passive open space as undeveloped open space lands such as electrical utility rights-of-way, light agricultural uses, and flood control easement areas. Active open space is defined as recreational open space resources that include parks, community service programs, and

bicycle trails. The Open Space Element contains goals and policies regarding open space. The goal of the Open Space Element applicable to the PacifiCenter project is to maintain and protect the City of Lakewood's system of parks and open space resources. This Element also includes policies such as: (1) the maintenance of passive open space areas at a minimum of 11 acres per 1,000 persons; (2) the maintenance of active open space areas at a minimum of 8 acres per 1,000 residents; (3) the continued utilization of utility easements for undeveloped passive open space or agricultural purposes; and (4) the maintenance and expansion of Lakewood's bikeway system.³⁷⁵

(6) Recreation and Community Services Element of the City of Lakewood Comprehensive General Plan

In addition to the Open Space Element, the Recreation and Community Services Element of the City of Lakewood Comprehensive General Plan specifically addresses active open space in the City. Goals of the Element include the provision of opportunities for the pursuit of leisure skills, activities, and interests and the maintenance of Lakewood's recreational opportunities for the enjoyment of its residents. This Element includes policies such as: (1) the maintenance of Lakewood's system of parks, recreational facilities, and bikeways; (2) the continued collection of park development fees for future maintenance and improvements of City parks and facilities; and (3) the utilization of utility easement areas abutting residential uses for undeveloped passive open space or agricultural purposes.³⁷⁶

(7) City of Lakewood Municipal Code

Section 9226.1, Fee Required, of the Lakewood Municipal Code, imposes a fee for residential subdivisions to upgrade and maintain existing parks and recreational areas, and/or to purchase and develop additional land for park or recreational uses. The payment of fees is required as a condition of approval of a final tract or parcel map. The standards for determining the amount of fees to be paid are based upon the standards of the General Plan. Based on these standards, this section of the Lakewood Municipal Code defines the recreation acreage goal for the City as 4 acres per 1,000 residents. This section of the Municipal Code also determines that the cooperative arrangements between the City of Lakewood and the County of Los Angeles or school districts satisfies a portion of the 4-acre requirement, making available 2.8 acres per 1,000 residents, and that the

³⁷⁵ *City of Lakewood, Comprehensive General Plan, Policy Document, November 1996, page 5-3.*

³⁷⁶ *City of Lakewood, Comprehensive General Plan, Policy Document, November 1996, pages 8-7 through 8-8.*

remainder of the required 4 acres will be supplied by the purchase and development of vacant land for park and recreational use paid for with the fees. The amount of fees to be paid is based on the fair market value of the amount of land which would otherwise be required to be dedicated for parkland. As no residential units are proposed as part of the project within the City of Lakewood, these fees are not applicable to the PacifiCenter project.

Section 6527.2 D, Construction of Dwelling Units, of the Lakewood Municipal Code imposes a \$330 per dwelling unit tax on the construction of all dwelling units for parks and recreational purposes that is collected at the time of building permit issuance. This fee is imposed on dwelling units that are not a part of any parcel or tract maps (i.e., apartments). As indicated above, since no residential units are proposed within the City of Lakewood, this fee is not applicable to the proposed project.

2. ENVIRONMENTAL IMPACTS

a. Methodology

An assessment of project-related demand on public parks and recreation facilities was performed to identify potential impacts, with consideration given to the open space and recreational resources to be provided as part of the project. This analysis was based in part on the goals and standards contained within the General Plans and Municipal Codes of the Cities of Long Beach and Lakewood. Impacts associated with residential population increases and project daytime employee use of local parks and recreation facilities were analyzed. Further discussion of the socioeconomic data used in this analysis is provided in Section V.J.3 Population, of this EIR.

b. Thresholds of Significance

For the purposes of this analysis, impacts to recreational facilities would be considered significant if:

- The proposed project creates a demand for recreational facilities that causes the existing ratio of developed parkland per resident to substantially decrease;
- Development of the proposed project substantially increases the demand for local park and recreational facilities for which current demand already exceeds the ability of facilities to adequately serve the population;

- The proposed project results in conflicts with parks and recreation goals or standards set forth by the City of Long Beach or the City of Lakewood;
- The project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated and applicable fees or project design features will not offset the cost for providing replacement park and recreational facilities; or
- The project includes recreational facilities or requires the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

c. Project Features

Approximately 10.5 acres of park space are proposed as part of the PacifiCenter project, with 7.5 acres located within the residential land use area and 3.0 acres within the commercial land use area of the site. Of this total acreage, 9 acres will be zoned and dedicated as public open space, and 1.5 acres will be private park space. Refer to Section III, Project Description, for a discussion of the zoning of open space as public open space. Public park resources will range from less than one to approximately 4.5 acres in size and will include several neighborhood greens, a residential park referred to as The Commons, and a larger, centrally located Civic Green. Neighborhood greens will function as pocket parks and may include amenities such as open lawns, playgrounds, park furnishings (e.g., benches, picnic areas, drinking fountains), shade structures, gardens and public art. The Commons will serve the greater residential community at PacifiCenter and may include similar amenities as the neighborhood greens as well as a pool and spa and associated accessory structures for private use by on-site residents. Public park acreage will include hard court sports facilities such as basketball courts. The Civic Green will serve both the residential and commercial populations on-site, providing some of the same amenities envisioned for the neighborhood greens in addition to such uses as a band stand, public art reflecting the site's history, and restroom facilities. Refer to Figure 5 on page 118 in Section III, Project Description, for a conceptual site drawing illustrating the proposed parks, open space areas, and landscaping throughout the project site. Passive open space areas will include pedestrian routes (i.e., sidewalks and crosswalks) along all of the on-site roadways and on Lakewood Boulevard and Carson Street, pathways for walking/jogging, and landscaped parkways along portions of the project boundaries adjacent to public streets. Open space and landscaping will also be provided along the primary pedestrian walkways, within certain roadway medians and building setbacks, parks, and at the entrances to the project site. In addition, pedestrian

improvements such as hardscaped courtyards, seating areas, and drinking fountains will be provided at key locations to provide passive recreational activities. Improvements to Class I bike lanes, which separate bicyclists from motor vehicles through dedicated paths, will continue to be provided along Carson Street between Lakewood Boulevard and First Street. In addition, Class II bike lanes, which provide restricted bicycle rights-of-way on the streets and highways and are most often designated by road signs and a painted line, will be provided within the project site, extending south from Carson Street and west to Paramount Boulevard. These bike lane improvements, which are illustrated in the Circulation Plan included as Figure 9 and included as a mitigation measure in Section V.L, Transportation/Circulation and Parking of this EIR, will connect with the existing Long Beach bike lane system to the east of the project site and proposed short-and medium-term bike lane improvements included in the Long Beach Bicycle Master Plan to the west of the project site.

d. Analysis of Project Impacts

(1) City of Long Beach

The proposed project will generate a net increase of up to approximately 4,784 residents and a maximum of approximately 13,442 net new daytime employees by project buildout, as described in Sections V.J.1, Employment, and V.J.3, Population, of this EIR. These residents and on-site employees will have access to active and passive recreation and park space areas provided on-site. As described above, the 10.5 acres of parkland will include several neighborhood greens, a residential park referred to as The Commons, and a larger, centrally located Civic Green. As discussed above, of this total acreage, 9 acres will be zoned and dedicated as public open space, and 1.5 acres will be private open space. These open space areas serve the needs of on-site residents. Refer to Section III, Project Description, for a discussion of the phasing of the development of the primary on-site park space.

The park space to be provided on-site represents approximately ten percent of the total acreage of the Housing area. In addition, based on the estimated residential population, the nine acres of new public parks to be dedicated and improved will provide 1.9 acres of public park space per 1,000 residents. This ratio will substantially increase when also accounting for the previously described park fees required to be paid per residential unit to provide for City parkland acquisition and recreation improvements. The project site is located in close proximity to two public 18-hole golf courses, recreational facilities available within the Long Beach City College campus, and the 153-acre Heartwell Community Park. These facilities together with the public park areas on site and within the

greater project vicinity will also be available to the existing and future residents in the area, including residents of the PacifiCenter project.

In addition to the provision of on-site facilities, the proposed project will be required to comply with Chapter 18.18, Park and Recreation Facilities Fee, of the City of Long Beach Municipal Code, which requires residential development to contribute fees for parks and recreational facilities. Compliance with this ordinance, together with the park space improvements proposed as part of the project, will ensure that the recreational demands generated by project residents will be accommodated. Therefore, implementation of the PacifiCenter project will not cause existing ratios of developed parklands per resident to substantially decrease within the City of Long Beach, and impacts will be less than significant.

In addition, it is anticipated that the majority of project employees located in the City of Long Beach will utilize on-site recreational facilities and park space areas rather than off-site facilities during lunch time on the weekdays. If individual employees utilize the City's organized recreational activities in the evenings, such use will only occur as space is available and with payment of appropriate use fees. In addition, the City of Long Beach limits composition of organized recreational teams to 50 percent non-residents. As such, with the payment of use fees and the non-resident limitation, project employees will not adversely affect existing park and recreational facilities and implementation of the project will not substantially increase the demand for local parks and recreational facilities and impacts will be less than significant. The PacifiCenter project will be consistent with the goals of the Open Space and Recreation Element of the Long Beach General Plan by providing a variety of active and passive recreation and open space areas on-site; increasing the City's supply of publicly available recreational resources; and connecting on-site resources with open space areas, landscaped parkways and medians, and bike lanes. As indicated above, the project includes 10.5 acres of active and passive park space and will be subject to the payment of parks fees to be utilized to fund park facilities. Thus, the addition of the on-site population that will occur as a result of the project will not substantially decrease the existing ratios of parklands per resident in the City of Long Beach. The project on its own will not attain the Citywide goal of providing 8 acres of parkland for every 1,000 residents. However, this policy, which is included as a goal in the Open Space and Recreation Element, is intended as a City-wide goal and does not specifically apply to individual developments, such as PacifiCenter. As such, the project's attainment of this goal in and of itself is not a mandatory requirement.

The proposed project will also be consistent with the Long Beach 2010 Strategic Plan by enhancing open space through the provision of pedestrian-oriented, mixed-use developments that provide for open space. In addition, the project will support the Long

Beach Department of Parks, Recreation, and Marine's Strategic Plan goals by meeting the PacifiCenter community's recreational needs through the provision of multiple recreational and sports facilities. Furthermore, the proposed project will be consistent with the City of Long Beach Municipal Code through the provision of on-site parks, recreation facilities, and open space areas, and the payment of required fees for residential uses. Therefore, the project will not conflict with any parks and recreation goals or standards set forth by the City of Long Beach, and no significant impacts to recreational and open space areas will occur.

The proposed project will not preclude the use of any existing recreational facilities in the project vicinity, but will provide new recreational opportunities and landscaped open space areas. In addition, the payment of park fees consistent with Chapter 18.18 of the City of Long Beach Municipal Code will provide for park facilities improvements and expansions within the City of Long Beach. As such, project implementation will not result in the increased use of recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated and impacts will be less than significant.

The project includes the development of park and recreational facilities, as described above. Therefore, the construction of such facilities could have an adverse physical effect on the environment. Impacts associated with the development of the project, including the proposed park and recreational facilities, are analyzed throughout Section V, Environmental Impact Analysis, of this EIR.

(2) City of Lakewood

Implementation of the PacifiCenter project will result in commercial uses within the City of Lakewood, generating a direct net increase of up to approximately 1,600 employees. No residential uses are proposed within the portion of the project site in the City of Lakewood. Therefore, implementation of the proposed project will not create a demand for recreational facilities in the City of Lakewood that will cause the existing ratio of developed parkland per resident to decrease and no significant impacts will occur. In addition, project employees will have access to the active and passive recreation and park space areas located on-site. As such, it is anticipated that the majority of the project employees in the City of Lakewood will utilize on-site parks and recreation facilities. However, if employees were to use off-site facilities, the demand will be limited due to travel time constraints and generally confined to lunch hour use during the weekdays, which is not a peak period of park use. In the event that the City of Lakewood facilities will be used by employees for organized recreational activities after work, such uses will only occur as space is available and with payment of appropriate use fees. Therefore, the

project will not substantially increase the demand for local park and recreational facilities in the City of Lakewood. Impacts will be less than significant.

Development of the PacifiCenter project will be consistent with the goals of the Open Space Element and the Recreation and Community Services Element of the Lakewood Comprehensive General Plan by protecting the City's system of parks and open space resources through the provision of park space areas on-site. Thus, the proposed project will be consistent with parks and recreation goals, and no significant impacts will occur. As there are no residential uses proposed for the City of Lakewood portion of the project site, Section 9226.1 or 6527.2 D of the Lakewood Municipal Code is not applicable to the project.

As mentioned above, project features will not preclude the use of any existing recreational facilities in the project area. In addition, project implementation will provide 10.5 acres of recreation and park space areas and will not require replacement parks or recreational facilities. Therefore, the proposed project will not result in the increased use of existing recreational facilities such that substantial physical deterioration of the facilities will occur or be accelerated and the need for replacement parks or and recreational facilities will not be required. Therefore, no significant impacts will result.

The project includes the development of park and recreational facilities, as described above. Therefore, the construction of such facilities could have an adverse physical effect on the environment. Impacts associated with the development of the project, including the proposed park and recreational facilities, are analyzed throughout Section V, Environmental Impact Analysis, of this EIR.

3. CUMULATIVE IMPACTS

The geographic area for the cumulative analysis associated with recreation is the Cities of Long Beach and Lakewood. A net increase of up to approximately 49,148 new residents is forecasted by the Southern California Association of Governments (SCAG) for the City of Long Beach by 2020. A net increase of up to approximately 2,267 new residents is forecasted for the City of Lakewood by 2020. These forecasts take into account planned or reasonably foreseeable development (such as the related projects) within each jurisdiction. The projected growth will result in a demand for additional parks and recreation facilities in the area. Section 18.18 of the Long Beach Municipal Code will be implemented to ensure that adequate amounts of parks and recreation facilities will be provided for new residential development in the City of Long Beach through the payment of fees or dedication of land in accordance with the Municipal Code. In addition,

residential projects within Residential Districts will be required to meet specific requirements regarding usable park space for project residents. As described above, the proposed project will not result in a direct demand for parks and recreation facilities within the City of Lakewood. In addition, all residential projects within the City of Lakewood will be required to pay fees in compliance with Sections 9226.1 or 6527.2 D of the Municipal Code. These fees will be used to upgrade and maintain existing parks and recreational areas and/or to purchase and develop additional land for park or recreational uses. Finally, future projects will likely include specific features designed to reduce or alleviate demand for public parks and recreational facilities. For the above-mentioned reasons, and with incorporation of the previously described project features related to park space and recreational facilities, the project will not contribute to cumulative impacts on parks and recreational facilities in the area.

4. MITIGATION MEASURES

The following mitigation measures are proposed to ensure that project impacts on parks and recreational facilities will be less than significant:

- V.K.4-1 The Applicant shall be required to ensure that 10.5 acres of active or passive park space is provided on-site, including 9 acres of zoned dedicated and improved public park space and 1.5 acres of private park space.

Monitoring Phase: Post-Construction

Enforcement Agency: City of Long Beach Department of Planning and Building

Monitoring Agency: City of Long Beach Department of Planning and Building

Action Indicating Compliance: Approval of Plans

- V.K.4-2 The Applicant shall contribute fees for parks and recreational facilities pursuant to Chapter 18.18, Park and Recreation Facilities Fee, of the City of Long Beach Municipal Code.

Monitoring Phase: Prior to Issuance of Certificate of Occupancy

Enforcement Agency: City of Long Beach Department of Planning and Building

Monitoring Agency: City of Long Beach Department of Planning and Building

Action Indicating Compliance: Collection of fees

V.L-20 In keeping with the intent of the Long Beach Bicycle Master Plan, the project will continue to provide a Class I bike lane within the Carson Street parkway adjacent to the site between First Street and Lakewood Boulevard, and will provide a Class II bike lane that extends through the project site south from Carson Street and west to the Paramount Boulevard/Cover Street intersection. These bicycle facility improvements will occur simultaneously with the phasing of the on-site streets.

Monitoring Phase: Construction

Enforcement Agency: City of Long Beach Departments of Public Works and Planning and Building

Monitoring Agency: City of Long Beach Departments of Public Works and Planning and Building

Action Indicating Compliance: Documentation by Applicant showing that improvements have been suitably guaranteed, such as through bonding

5. SIGNIFICANCE AFTER MITIGATION

The project features together with the mitigation measures described above will ensure that no significant impacts on the Cities of Long Beach or Lakewood parks and recreation facilities will occur.

V. ENVIRONMENTAL IMPACT ANALYSIS
K. PUBLIC SERVICES
5. LIBRARIES

1. ENVIRONMENTAL SETTING

The analysis of library facilities in this section is based on written correspondence as well as telephone conversations with staff of the City of Long Beach Public Library and the Los Angeles County Public Library.

a. Existing Conditions

As stated previously, the project site is located within the jurisdiction of both the City of Long Beach and the City of Lakewood. Library services in the City of Long Beach are provided by the City of Long Beach, while library services within the City of Lakewood are provided by the County of Los Angeles. These two agencies have reciprocal agreements that allow residents of both jurisdictions to use library facilities and check out materials within either jurisdiction. The following discussion provides information with regard to the library services provided by both agencies.

(1) City of Long Beach

The City of Long Beach operates one main library and eleven neighborhood libraries. The main library, which serves as a State and Federal Depository, is located at 101 Pacific Avenue in downtown Long Beach, adjoining the Long Beach City Hall.³⁷⁷ This library includes a Family Learning Center that provides homework assistance for students in grades kindergarten through eighth, and facilities for Family and Pre-school Storytime Programs and a Children's Film Program.

While the Main Library serves the entire City, neighborhood libraries serve smaller areas, generally located within a one-mile radius of the library. The project site is located within the Ruth Bach Neighborhood Library service area. As shown in Figure 62 on page 656, the Ruth Bach Neighborhood Library is located at 4055 Bellflower Boulevard,

³⁷⁷ *The Main Library receives selected materials from the state and federal governments including the Code of Federal Regulations, other laws and regulations, and other documents from various governmental departments. Library patrons have access to these resources via the neighborhood libraries.*

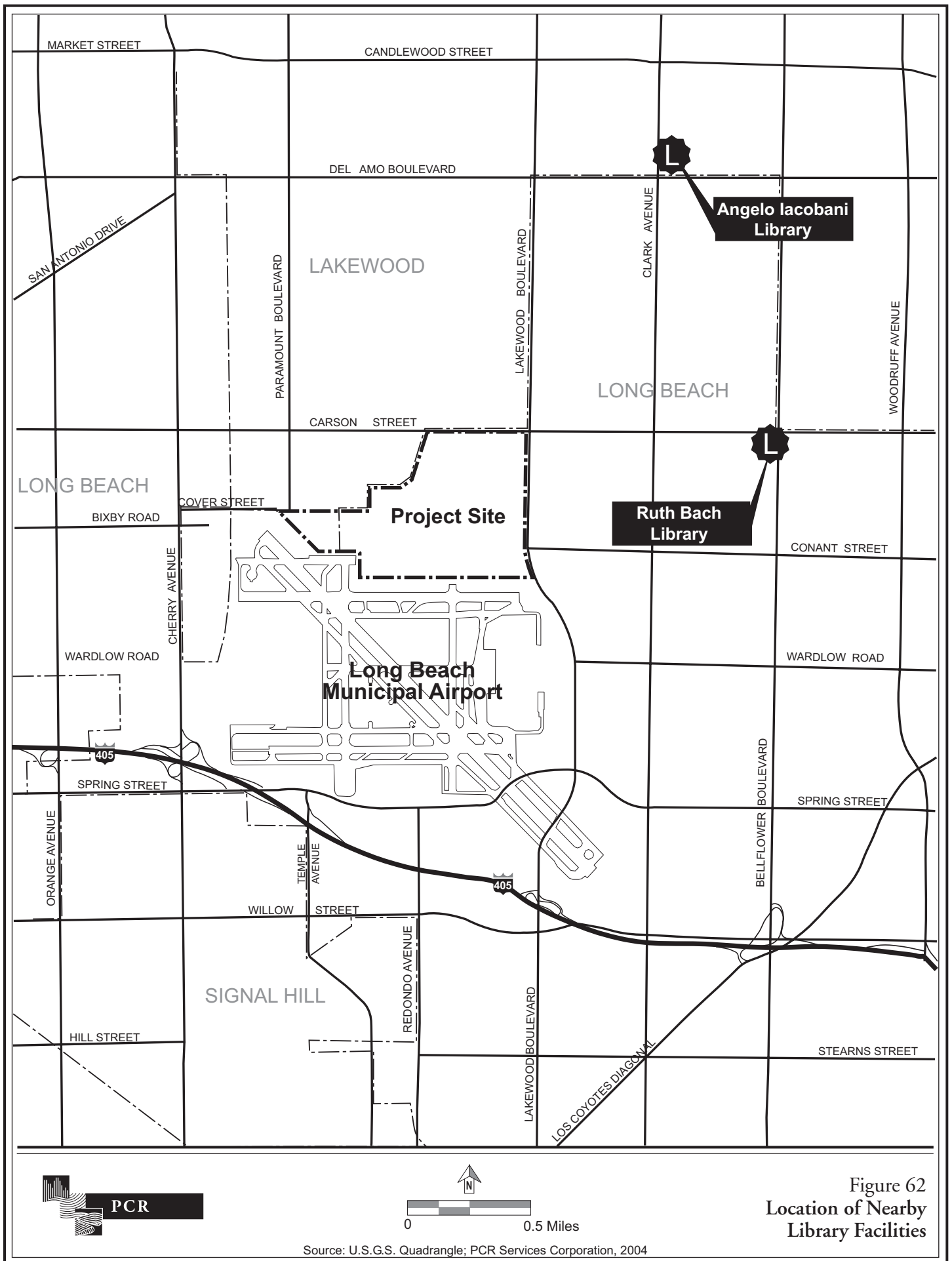


Figure 62
Location of Nearby
Library Facilities

approximately one mile from the perimeter of the project site. As indicated in Table 61 on page 658, the library's collection consists of approximately 48,990 items, including books, tapes, and compact disks, that are circulated among approximately 32,054 residents within the library's service area. Approximately 130,962 items are circulated and approximately 12,411 reference questions are answered annually. Included in this facility is a community meeting room as well as a Family Learning Center that provides homework assistance to students in grades kindergarten through eighth.³⁷⁸ The library also has public access internet workstations and an active youth program that provides weekly preschool storytime and summer reading programs. The library's personnel of 5.75 Full Time Equivalent (FTE) staff include one branch librarian, one general librarian, two clerks, pages, and administrative interns that assist students with homework. As indicated in Table 61, the Ruth Bach Neighborhood Library is open to the public 34 hours per week.

In response to the City of Long Beach budget shortfall, the Long Beach Public Library implemented new, reduced hours at each of the libraries. Prior to October 18, 2003, the Ruth Bach Library was open five days a week, 34 hours per week. However, the Library is currently open four days a week, 27 hours per week. Overall, 10 of the 11 neighborhood libraries have experienced a 20 percent reduction in hours and staffing. It is not known how long these reductions will continue.

Demand for library services is typically determined based on the size of resident populations. There is a system-wide shortage of library resources in terms of space and materials in the City of Long Beach, and the Ruth Bach Library is currently at capacity with the most crowded conditions occurring during the summer months when schools are not in session. The Ruth Bach Library, as well as other neighborhood libraries, has been experiencing an increase in circulation. There have also been increases in the number of patrons using the internet and other library resources.

There are currently no planned expansions for Ruth Bach Library. However, the Long Beach Public Library has plans to replace the existing 2,100 square foot Mark Twain Neighborhood Library, located approximately three miles to the southwest of the project site on Anaheim Street at Gundry Avenue, with an approximate 16,000 square foot library. In addition, the City of Long Beach is proposing to replace the existing 6,800 square foot North Library located on Orange Avenue between South Street and Market Street with an

³⁷⁸ *All libraries within the Long Beach Public Library provide patrons with Family Learning Centers.*

Table 61

LIBRARY FACILITIES SERVING THE PROJECT SITE

Library and Location	Floor Area (square feet)	Personnel (Full Time Equivalent)	Collection Size	Actual Population Served	Hours of Operation	
City of Long Beach						
Ruth Bach Library 4055 Bellflower Boulevard	7,000 sq.ft.	5.75	48,989	32,054	M	Closed
					T	12 P.M. - 8 P.M.
					W-Th	12 P.M. - 6 P.M.
					F-Sat	10 A.M. - 5 P.M.
					Sun	Closed
County of Los Angeles						
Angelo M. Iacoboni Library 4990 Clark Avenue	25,377 sq.ft.	11	266,369	51,483	M-Th	10 A.M. - 8 P.M.
					F	10 A.M. - 6 P.M.
					Sat	10 A.M. - 5 P.M.
					Sun	1 P.M. - 5 P.M.
George Nye Jr. Library 6600 Del Amo Boulevard	7,100 sq.ft.	2	85,119	29,109	M	Closed
					T, W	12 P.M. - 8 P.M.
					Th, F	12 P.M. - 6 P.M.
					Sat	10 A.M. - 5 P.M.
					Sun	Closed

Source: Long Beach Public Library and Los Angeles County Public Library, 2003.

approximately 20,000 square foot facility located at this site or at another site within that library's service area.³⁷⁹

(2) City of Lakewood

Public library services in the City of Lakewood are provided by the County of Los Angeles Public Library. Two County-operated libraries within the City of Lakewood serve the residents of Lakewood: Angelo M. Iacoboni Library and George Nye Jr. Library.

The portion of the project site located within the City of Lakewood is within the Angelo Iacoboni Library service area. As shown in Figure 62, the Iacoboni Library is located at 4990 Clark Avenue, adjacent to Lakewood City Hall, approximately one and one-half miles from the project site. As indicated in Table 61, this library serves approximately 51,483 residents with its collection of books, audio/video recordings, pamphlets, books on tape, periodicals, reference materials, and laser discs. Through a joint venture between the City of Lakewood and the County of Los Angeles, renovations were recently made to enable the library to better meet current and future needs of library

³⁷⁹ City of Long Beach, Personal Communication, May 12, 2003.

patrons in the community. This library serves as a Federal and State Depository and provides a variety of children's programs. In addition, facilities within the library include various public access internet workstations, a public meeting room, and a bookstore. Iacoboni Library is open 59 hours per week and has eleven FTE staff.

The smaller of the two County libraries in the City of Lakewood, George Nye Jr. Library, is located at 6600 Del Amo Boulevard, approximately two and one-half miles from the project site. As indicated in Table 61, Nye Library provides a collection of books, pamphlets, periodicals, reference materials, and both audio and video recordings and serves approximately 29,109 residents. The library offers various public access internet workstations and various children's programs including a homework center for children in grades 3 to 6. Nye Library is open 35 hours per week and has two FTE staff.

There are no additional scheduled expansions planned for either the Iacoboni or Nye Libraries.

b. Regulatory Setting

The Long Beach Public Library's mission statement is to meet the information needs of the culturally diverse and dynamic population by: (1) providing quality library service through a staff that is responsive, expert, and takes pride in service; (2) offering a wide selection of resources and materials representing all points of view; and (3) supporting lifelong learning, intellectual curiosity, and free access to information.³⁸⁰ To meet this commitment, when determining the size of library branches, the City of Long Beach considers the unique characteristics of each service population to determine what facilities, materials, and programs each library should provide.³⁸¹ The City has a goal of providing 0.25 square feet of library space per resident. In addition, the City has determined that the collection size for its libraries should be a minimum of 2.1 items per resident.

The mission of the County of Los Angeles Public Library is to provide a network of community-focused libraries that meet the information, education and recreational needs of a highly diverse public; to support lifelong learning and knowledge through self-education; to provide information and quality service and programs in a welcoming

³⁸⁰ Long Beach Public Library website, www.lbpl.org/aboutlibrary.htm, June 22, 2001, verified via personal communication with Theresa Graham, December 30, 2002.

³⁸¹ Theresa Graham, Administrative Officer, Long Beach Public Library, personal communication, December 30, 2002.

environment; and to offer a broad and relevant collection, including the expansion of information networks using current technology.³⁸² To meet these goals, the County of Los Angeles Public Library has an established goal of 0.5 gross square feet of facility space and 2.75 library items per resident served.³⁸³

2. ENVIRONMENTAL IMPACTS

a. Methodology

Impacts on library facilities and services associated with implementation of the PacifiCenter project were evaluated primarily based on estimated residential population increases associated with the proposed project. Using information provided by the City of Long Beach and County of Los Angeles Libraries, library facilities in the Cities of Long Beach and Lakewood were evaluated to determine whether the existing facilities will be able to accommodate demand generated by the project. Further discussion of the socioeconomic data used in this analysis is provided in Section V.J., Employment, Housing and Population, of this EIR.

b. Thresholds of Significance

For the purposes of this analysis, impacts to library services will be considered significant if anticipated demand for libraries associated with the proposed project will substantially exceed the supply of existing and planned library resources.

c. Analysis of Project Impacts

Impacts to libraries are typically associated with development projects that include the construction of residential units since new residential units generate a permanent increase in residential population. Conversely, non-residential projects are typically viewed as having relatively limited impacts attributable to occasional and incidental use of area library facilities.

³⁸² County of Los Angeles Public Library website, www.colapublib.org/about/index.html, last accessed June 23, 2003.

³⁸³ County of Los Angeles Public Library, written communication, June 25, 2003.

(1) City of Long Beach

As indicated in Section III, Project Description, of this EIR, all residential development for the project will be located within the City of Long Beach. Based on the population served and the collection size of the Ruth Bach Library, this library currently provides approximately 1.53 items per capita. Thus, the Ruth Bach Library does not currently meet the City's goal of 2.1 items per capita. As indicated in Section III, Project Description, a maximum of up to 2,500 residential units can be constructed as part of the project. These residential units will generate up to approximately 4,784 residents in the service area of the Ruth Bach Library (refer to Section V.J, Employment, Population and Housing). This increase in the residential population of the Library's service area may reduce the number of items available by approximately 0.19 items per person, resulting in approximately 1.34 items per person, which is below the goal of 2.1 items per capita.

Based on the population served and the size of the Ruth Bach Library, there are currently approximately 0.218 square feet of facility space per resident, which is less than the City's goal of 0.25 square feet per resident. With the addition of the project, the amount of floor area per person at the Ruth Bach library will be reduced to approximately 0.19 square feet per resident. Thus, with implementation of the project, the City's goal with regard to the size of libraries will not be met.

As a result of the project, the City of Long Beach Public Library has indicated that an approximately 13 percent workload increase at the Ruth Bach Library will be necessary and that the book collection at this Library will have to be expanded proportionally to meet the 2.1 items per capita goal. Annually recurring project-generated General Fund revenue will be sufficient to fund the necessary library expenditures associated with additional demand from full buildout of the project. However, even in instances where a project is expected to generate a significant annual General Fund surplus over forecast expenditures, such as is the case with the proposed project, that revenue stream may not be pre-allocated to a specific purpose. As such, if the project-generated revenue were allocated to other needed municipal purposes other than to the provision of additional resources at the Ruth Bach Library, a potentially significant impact associated with demand for library facilities by the project-generated residential population will occur.

As discussed in Section V.J, Employment, Population and Housing, under the most intensive employment scenario, up to approximately 12,598 net new daytime employees

will be generated in the City of Long Beach at project buildout.³⁸⁴ Incremental use of library resources by new project employees in the form of walk-in visits to the library or telephone calls to the library reference could occur. However, the actual demand on library resources for professional daytime use by employees will be minimal, particularly since employee research needs are commonly met by in-house or on-line reference resources. Therefore, impacts associated with daytime use of library facilities by project employees will be less than significant.

(2) City of Lakewood

The portion of the proposed project within the City of Lakewood does not include any residential units. As such, project implementation will not result in a direct demand for library services, and no significant impact on library facilities in the City of Lakewood will occur.

As described in Section V.J, Employment, Housing and Population of this EIR, under the most employment-intensive development scenario, the proposed project will generate a net increase of up to 844 daytime employees in the City of Lakewood at project buildout. As previously discussed, employees within the project site could periodically use library facilities in the area. However, given the availability of on-line resources and in-house office materials, impacts associated with daytime use of library facilities by project employees will be less than significant.

3. CUMULATIVE IMPACTS

The geographic area for the cumulative analysis of library services and facilities is the City of Long Beach and the City of Lakewood. A net increase of up to approximately 49,148 new residents is forecasted for the City of Long Beach by 2020.³⁸⁵ This forecast takes into account planned or reasonably foreseeable development (such as the related projects) within the City. Since library services in the City of Long Beach are organized around service areas, the geographic distribution of this growth is important. The majority

³⁸⁴ *This maximum employment land use mix is not considered the expected development scenario, but is presented herein to provide a conservative worst case analysis. This worst-case estimate assumes that the majority of the floor area will be office, which has the lowest square foot per employee factor. Furthermore, if all project-generated employment (13,442 net employees) were to occur within the City of Long Beach portion of the site, it would not change the analysis or conclusions presented herein.*

³⁸⁵ *SCAG 2001 Regional Transportation Plan Growth Forecasts, City Projections (refer to Section V.J.1, Employment, and V.J.3, Population, of this EIR).*

of this growth is projected to occur in the southern portion of the City. However, as residential growth generated by the proposed project will significantly impact library services both within its service area and in the City as a whole due to the transfer of materials among libraries, and as there is currently a system-wide shortage of library resources in the City, the project will contribute to cumulative impacts in the service area in which it is located as well as in the City as a whole. The need for additional library resources associated with cumulative growth may be addressed through the City's annual budgeting process. However, as described above, the allocation of project-generated revenue to a specific service cannot be guaranteed. Therefore, the combined cumulative impacts to libraries within the City of Long Beach associated with the project's incremental effect and the effects of other projects in the area could be significant.

A net increase of up to approximately 2,267 new residents is projected for the City of Lakewood by 2020.³⁸⁶ However, since no residential units are proposed for the portion of the project within the City of Lakewood, the project will not contribute to cumulative library impacts in the City of Lakewood. Furthermore, any future projects may include specific features designed to reduce impacts on library services and facilities. Future projects will be evaluated individually to determine appropriate measures to address new demand. Cumulative impacts on library facilities in the City of Lakewood will be less than significant.

4. MITIGATION MEASURES

As discussed above, project-generated municipal General Fund revenues are forecast to yield an annual fiscal surplus at full project buildout, which will mitigate potential impacts to library services.³⁸⁷ Thus, no mitigation measures are proposed.

5. SIGNIFICANCE AFTER MITIGATION

As discussed above, it cannot be guaranteed that project-generated General Fund revenue is allocated to a specific service sector. Therefore, the project could result in potentially significant and unavoidable impacts on City of Long Beach library services and facilities. In addition, the project could contribute to a cumulatively significant unavoidable impact to library services in the City of Long Beach. No significant project or cumulative impacts to library services will occur in the City of Lakewood.

³⁸⁶ *Ibid.*

³⁸⁷ *In the intervening years, there may be a temporary impact to libraries until such time that sufficient revenues are generated.*